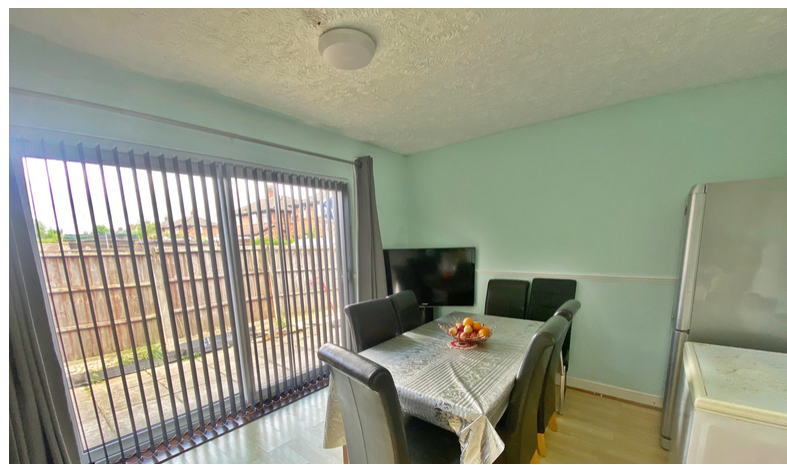
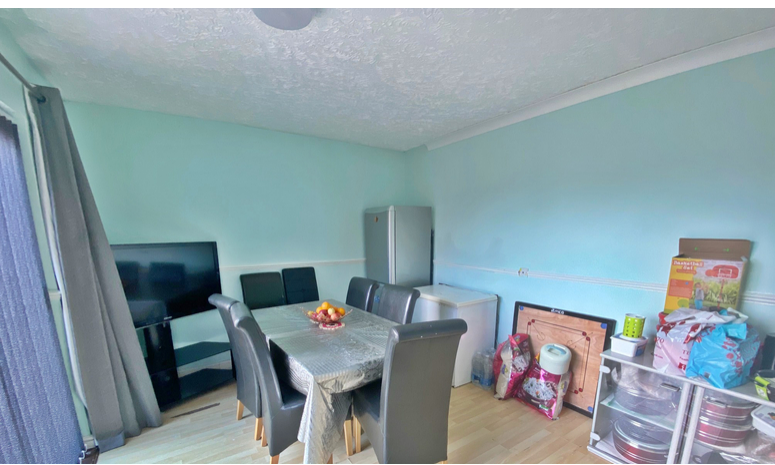


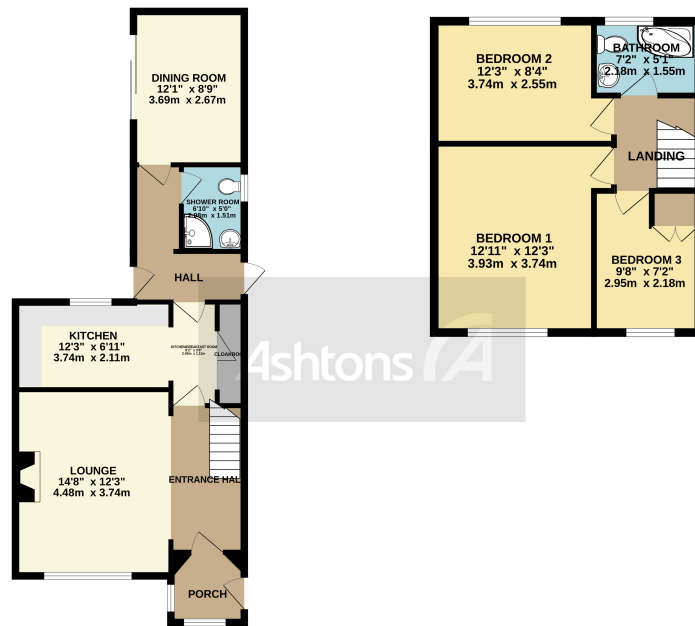


*92 Broadbent Avenue, Warrington, Cheshire. WA4
1UW.*

Offers in Excess of £180,000

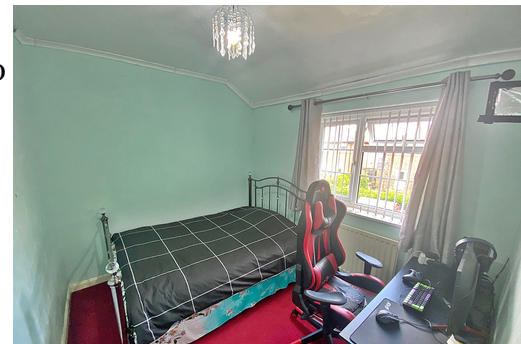
EXTENDED ACCOMMODATION | THREE BEDROOMS | SEPERATE DINING ROOM | TWO
BATH/SHOWER ROOMS | COURTYARD GARDEN | OFF ROAD PARKING | GREAT FAMILY
HOME |





TOTAL FLOOR AREA : 997 sq. ft. (92.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown herein are not being tested and the guarantee as to their operation or condition can only be given by the manufacturer.
 Made with Metropix (2022)

*****EXTENDED TO THE REAR / POTENTIAL FOR DOWNSTAIRS FOURTH BEDROOM / DOWNSTAIRS SHOWER ROOM / TWO RECEPTION ROOMS / OFF ROAD PARKING FOR 2 VEHICLES / FREEHOLD TITLE / CALL TO ARRANGE YOUR VIEWING TODAY***** Ashtons are delighted to offer FOR SALE this EXTENDED three bedroom semi-detached house on this popular road in Latchford. The large rear extension provides extra living space or could be used as a fourth bedroom making this a perfect family home that a buyer could move straight into and enjoy. Over two storeys it briefly comprises; entrance vestibule, spacious lounge with feature fire and stair access, modern fitted kitchen, second reception/dining room occupying the extension and a downstairs family shower room. Upstairs houses three well-proportioned bedrooms and a family bathroom.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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PrimeLocation.com Zoopla.co.uk



LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport