

## Wroxham Road, Great Sankey. WA5.

£207,500

Extended Semi Detached Family Home | Large Garden & Driveway | Close By To Amenities & New Train Station | Two Reception Rooms | Ideal BTL & FTB | Impressive Proportions |



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

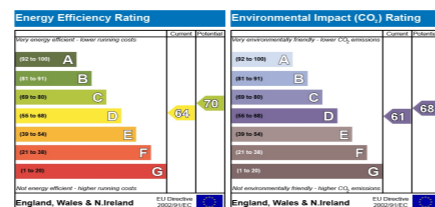
### Viewing Arrangements

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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We are delighted to be offering new to the sale market this attractive extended three-bedroom semi-detached style property which is tucked away within a popular and convenient location. Sitting within the catchment area to several highly regarded schools it makes for an excellent family home, major transport links are also nearby which provide direct access in to surrounding cities via both rail and motorway networks. Spread over two storeys its accommodation offers a great range of facilities briefly comprising; entrance porch, hall with stair access and study, a tastefully finished lounge which has a large window to the front elevation and feature fireplace, through to an open plan dining area leading to an impressive modern kitchen which enjoys views out on to the garden. The kitchen comes well equipped with utility area, Velux window and units offering an abundance of storage space. To the first floor are three bedrooms which are all well planned offering excellent proportions (3rd bedroom being extended), the landing provides access to the loft and a three-piece family bathroom. Outside the garden is deceptively spacious and a large driveway to the front of the property. Contact us today for more information on 01925 454300.

**Did you know?**  
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