



**Modern Mid Mews Property**  
**Popular Development**



**Three Bedrooms**  
**Ground Floor Cloaks / WC**



**Low Maintenance Gardens**  
**Garage & Parking At Rear**

**Ashford Drive**  
Appleton, Warrington, WA4 5GG

**£235,000**



## Modern Mews Property - Ideal First Time Buy - Popular Residential Development

Three Bedrooms - Ground Floor Cloaks / WC

Lounge / Dining Room - Kitchen With Integrated Appliances

Low Maintenance Gardens - Garage & Parking At Rear

### Ground Floor

**Entrance Hall** 8' 10" x 4' 5" (2.69m x 1.35m)

**Cloakroom / WC** 5' 8" x 2' 9" (1.73m x 0.84m)

**Lounge / Dining Room** 13' 8" x 12' 10" (4.16m x 3.91m)



**Kitchen** 8' 9" x 6' 6" (2.66m x 1.98m)



### First Floor

**Landing** 8' 8" max x 6' 0" (2.64m x 1.83m)

**Bedroom One** 11' 7" x 10' 9" + wardrobes (3.53m x 3.27m)



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**Bedroom Two** 11' 2" x 6' 5" (3.40m x 1.95m)



**Bedroom Three** 9' 5" x 6' 9" (2.87m x 2.06m)



**Bathroom** 6' 2" x 6' 0" (1.88m x 1.83m)



**Outside**

**Gardens**



**Garage & Driveway Parking** 18' 3" x 8' 3" (5.56m x 2.51m)



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## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

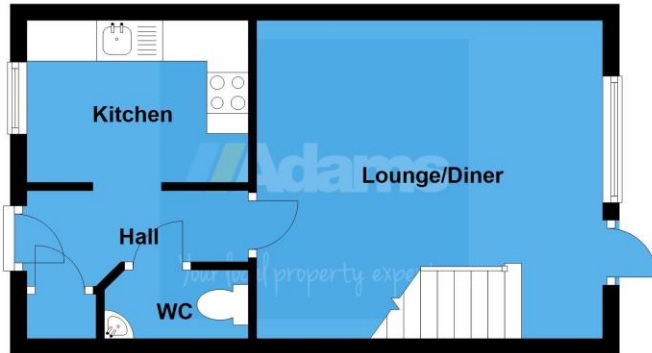


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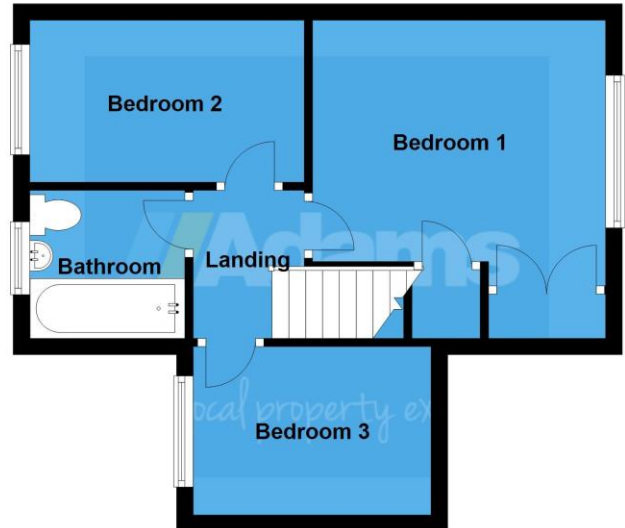
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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