



**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)



[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath  
12-14 Walton Road, Stockton Heath, WA4 6NL  
T: 01925 398343  
E: s.heath@adamsea.co.uk

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



## Outside

### Gardens



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



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



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



[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath  
12-14 Walton Road, Stockton Heath, WA4 6NL  
T: 01925 398343  
E: [s.heath@adamsea.co.uk](mailto:s.heath@adamsea.co.uk)

## 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.

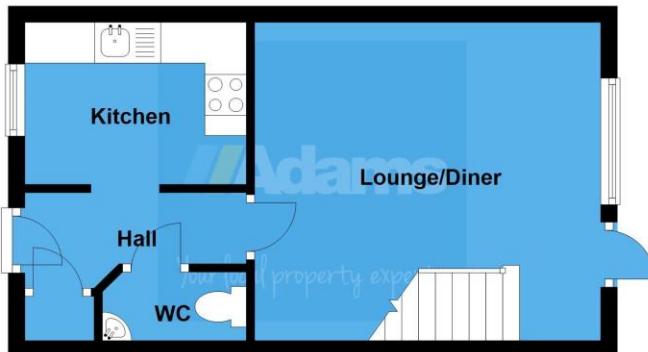


[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath  
12-14 Walton Road, Stockton Heath, WA4 6NL  
T: 01925 398343  
E: [s.heath@adamsea.co.uk](mailto:s.heath@adamsea.co.uk)

## 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		

