

## **3 Hawes Crescent, Ashton-In-Makerfield** £285,000 Leasehold

Beautiful 3-bed semi-detached house with spacious lounge, dining room, dream kitchen, conservatory, and wellmaintained garden. Recent upgrades make it move-in ready. Don't miss out on this property.



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GROUND FLOOR

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx. Levery attempt has been made to ensure the accuracy of the flooping on contained here, measurement one, windows, rooms and any other items are approximate and no responsibility is taken for any error ective purchase. The services, systems and applicates shown have not been tested and no guarant as to their operaality or efficiency can be given. Made with Meropics (2025) of do



Extures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual vewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distance given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property dees not mark any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property deat with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.ashtons.net/privacy-policy/