



## Chelmarsh Avenue, Ashton-In-Makerfield

£210,000 Leasehold

Charming 3-bed semi-detached with modern kitchen, spacious driveway, and inviting outdoor space. Ideal for first-time buyers or families. Convenient location near schools and shops.

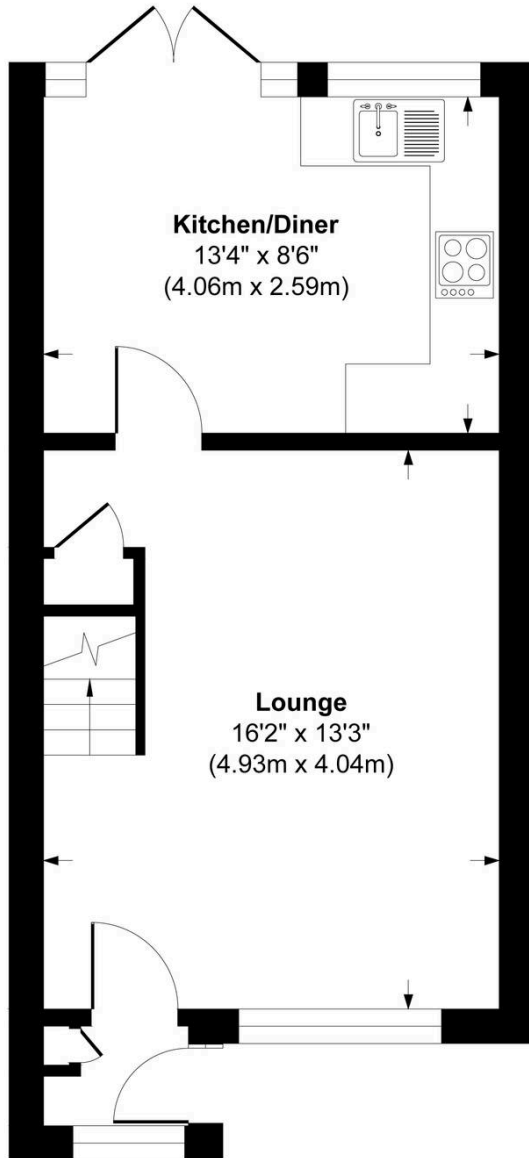


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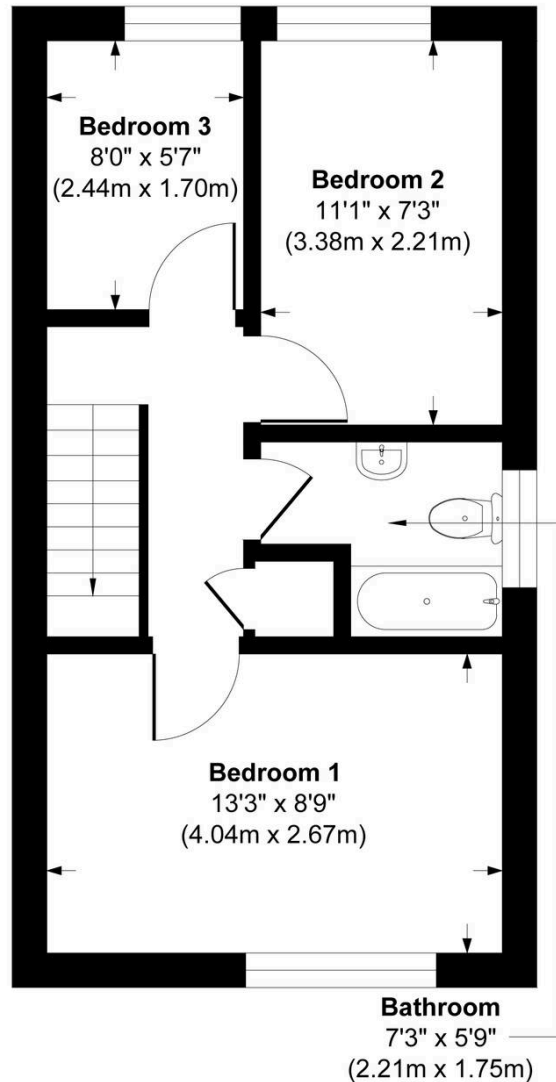
Ashtons 







**Ground Floor**  
**Approximate Floor Area**  
**362 sq. ft**  
**(33.61 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**348 sq. ft**  
**(32.30 sq. m)**

**Approx. Gross Internal Area 710 sq. ft / 65.91 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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