



## 70 Wotton Drive, Ashton-In-Makerfield

£269,950 Freehold

Located on the ever popular Manor Park development, Ashtons Estate Agency are pleased to offer for sale this lovely three bedroom detached property.



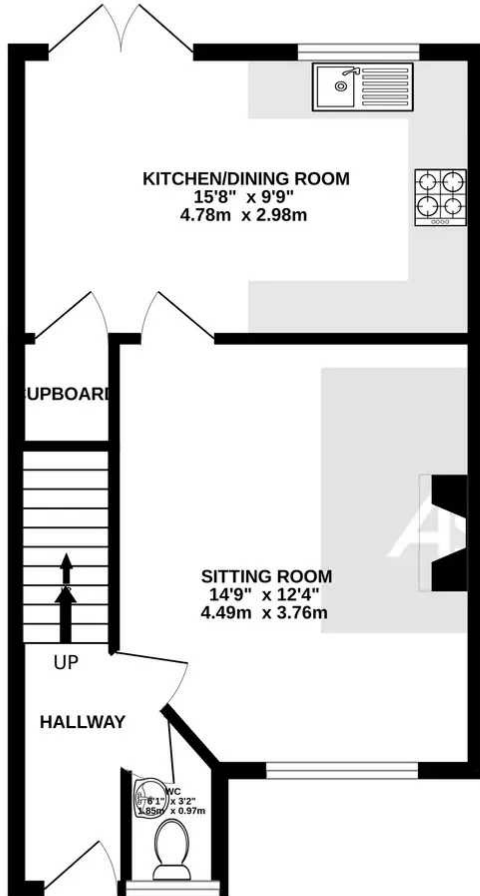
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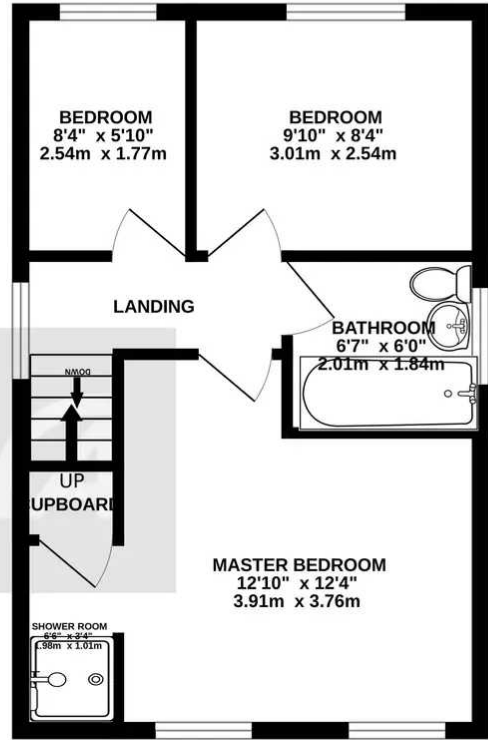




GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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