



## 12 Myrtle Avenue, Ashton-In-Makerfield £169,950 Freehold

This charming 3-bedroom end of terrace property is beautifully presented throughout, making it an ideal choice for first-time buyers.



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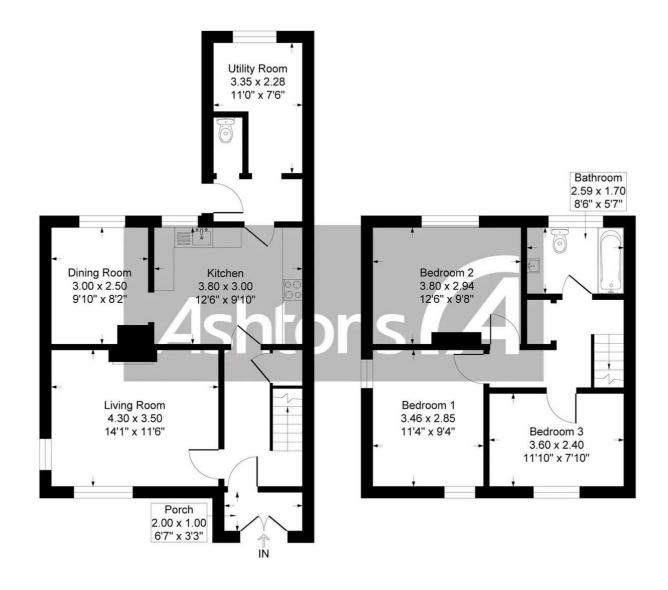




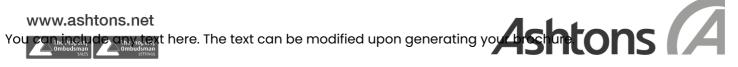


First Floor 471 sq.ft. (43.7 sq.m.) approx

Ground Floor 585 sq.ft. (54.4 sq.m.) approx



Total Floor Area : 1170 sq.ft. (108.7 sq.m.) approx Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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