



26 Cottesmore Close Gt Sankey, Warrington WA5 3UN

Offers Around
£356,500

DETACHED Family Home. Miller Construction. Three DOUBLE Bedrooms. SIX YEARS Old. FREEHOLD Title. SUN TRAP Rear Aspect. Maintenance Free Garden. STUNNING Interior. Fitted Robes. An Absolute MUST SEE!!!

In brief this is a stunning family home with Three DOUBLE Bedrooms, fitted robes and a lovely rear aspect which we are informed is South facing and not overlooked. Of particular note is the maintenance free rear Garden with an excellent 5m x 3m Cabin that has Internet and Electric, there is also excellent Indian Stone terracing and artificial grass with sleeper style timber borders.

Briefly laid out as follows, Entrance Hallway providing separate access to all ground floor rooms and there is high gloss Porcelanosa floor tiling, ground floor W.C., fully fitted Kitchen with side Dining Area, bay fronted Family Lounge, Landing, Master Bedroom with fitted robes and En Suite, two further Double Bedrooms and a lovely Family Bathroom Suite.

The Garage is around a 1.5 vehicle size and is also wider than average, the sun trap rear Garden is not overlooked, this house really does need to be viewed to be fully appreciated offering a high degree of additional features not found in other properties.

Please call Halton Kelly for further details and viewing arrangements.

ENTRANCE HALL

Porcelanosa high gloss floor tiling.



GROUND FLOOR W.C.

Two piece suite.



FAMILY LOUNGE

17'4 x 12'4 maximum (5.28m x 3.76m maximum)

Bay fronted Family Lounge with under stairs storage cupboard.



KITCHEN/DINING

12' x 11'5 (3.66m x 3.48m)

Porcelanosa high glass tiled flooring, twin ceiling lights, fitted with wall and base units, integral fridge/freezer, washing machine, dish washer, 1.5 bowl drainer and electric oven, patio doors to the Garden and access door to the Garage.



LANDING

Two storage cupboards and loft access.



MASTER BEDROOM

14'4 x 10'6 maximum (4.37m x 3.20m maximum)

Double Bedroom with integral mirrored sliding robes.



EN SUITE

Three piece shower suite with ceiling spot lights.



BEDROOM TWO

13'11 x 11'6 (4.24m x 3.51m)

Double Bedroom with integral mirrored sliding robes.



BEDROOM THREE

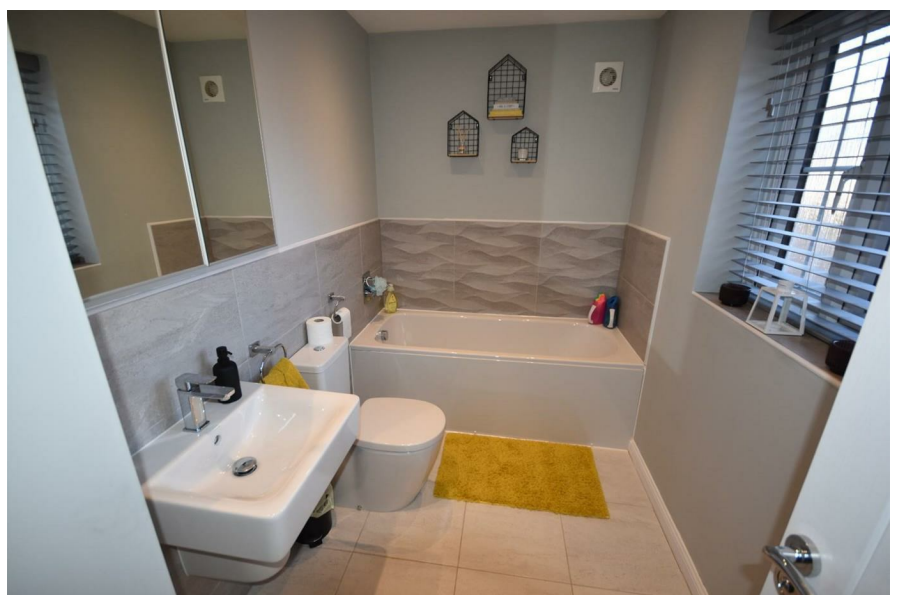
11'6 x 9' (3.51m x 2.74m)

Double Bedroom.



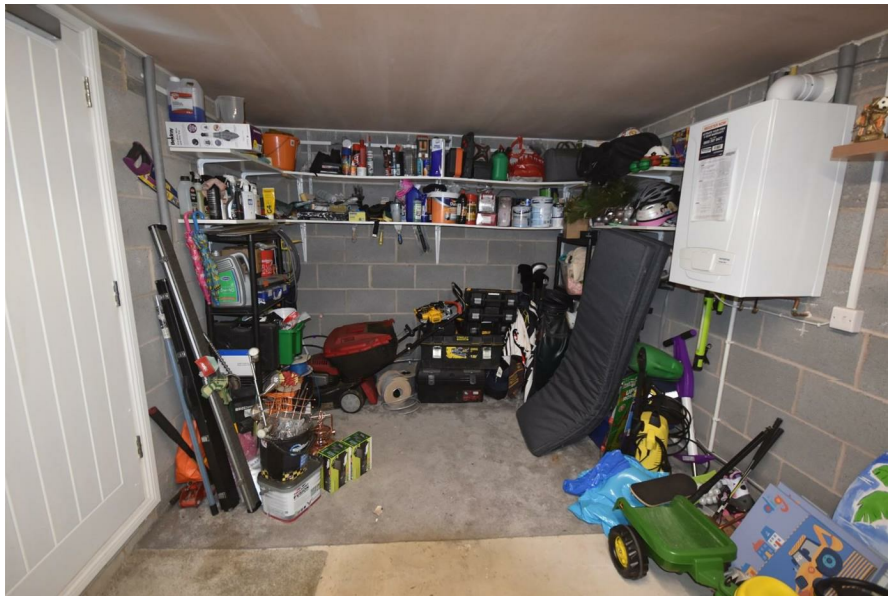
FAMILY BATHROOM SUITE

Three piece Bathroom Suite.



GARAGE

Large than your regular Garage and access door into the Kitchen/Diner.

**GARDEN**

A sun trap, maintenance free rear Garden that is not overlooked, Indian Stone terracing and artificial grass lawn with timber sleeper style border.

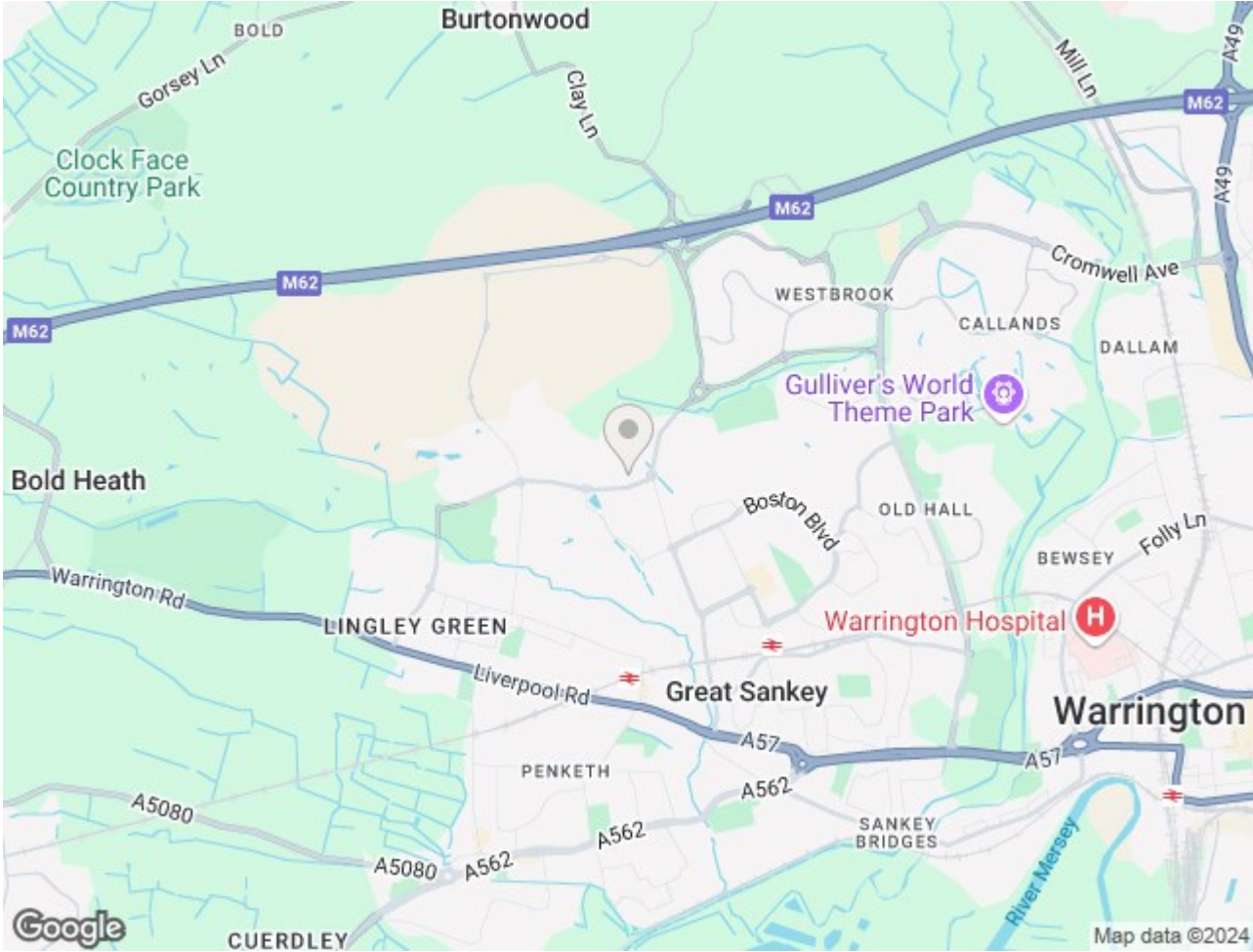
CABIN

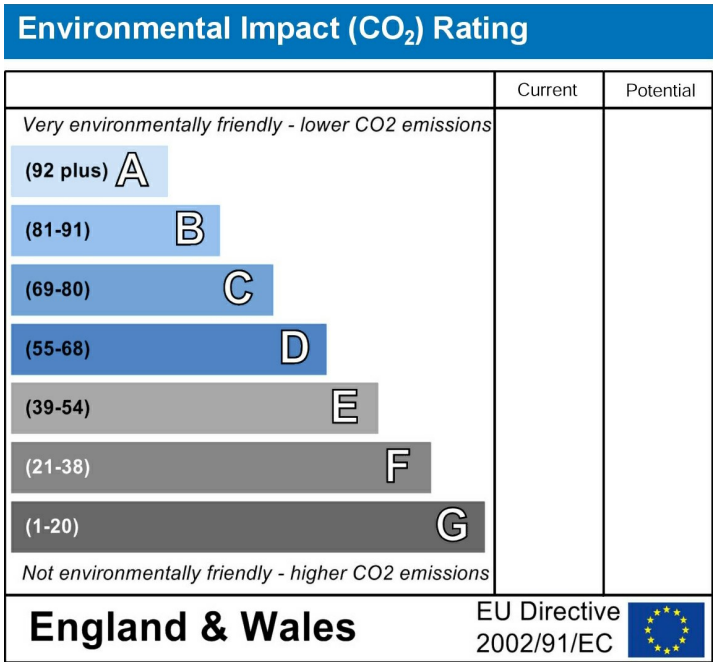
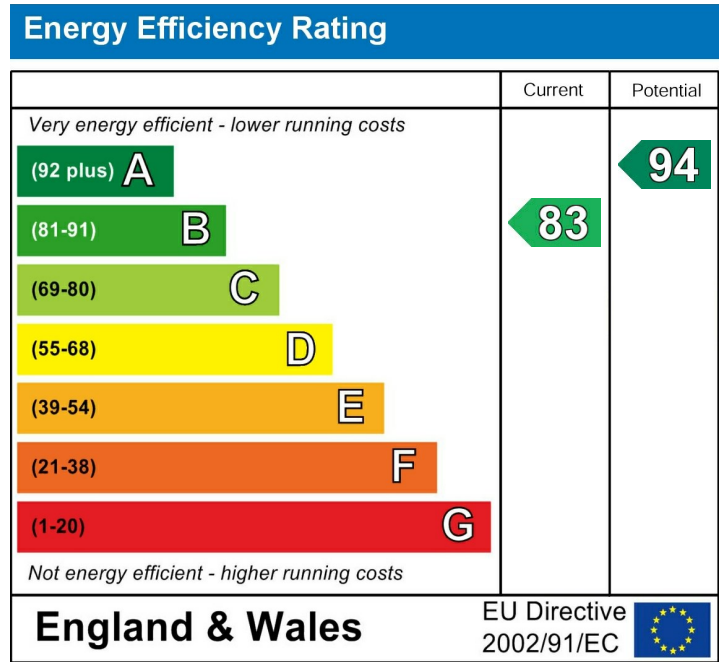
16'4" x 9'10" (5 x 3)

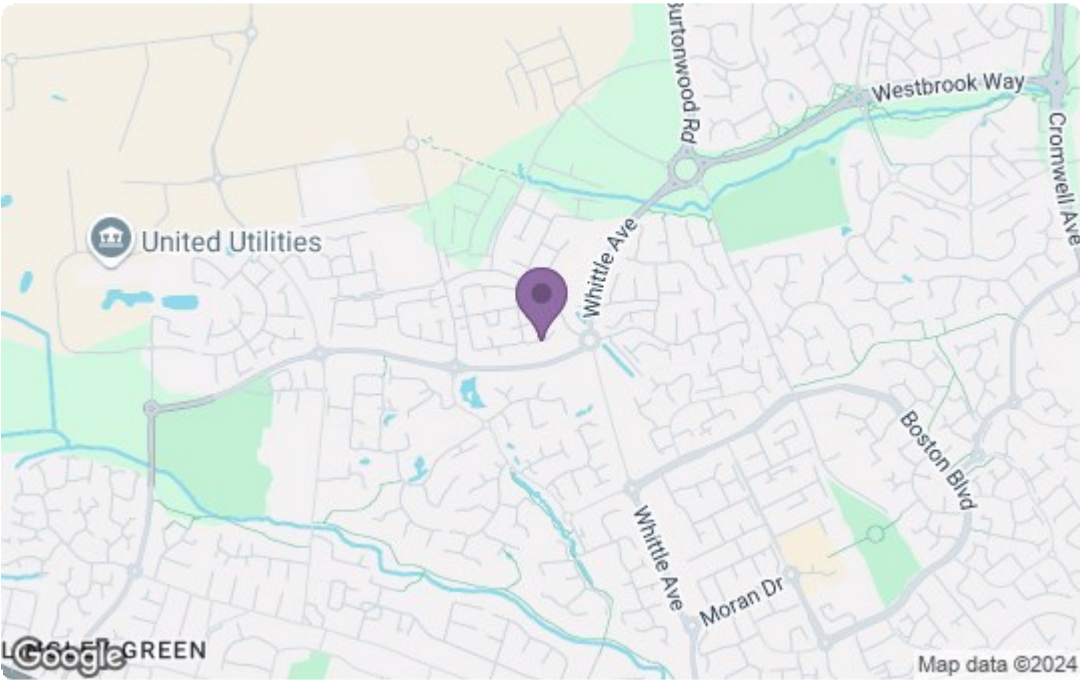
A well constructed Cabin fitted with electrics and internet.



REAR ELEVATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.