



31 West Drive  
Great Sankey, WA5 2SY

Offers In Excess Of  
£249,000

STUNNING Semi detached, New COMBI BOILER, SHOWHOME Interior, FABULOUS Recently Fitted Kitchen, Bay Fronted Lounge with LOG BURNER, THREE Bedrooms, CONTEMPORARY Recently Fitted Bathroom, Large DETACHED Garage, BI-FOLD Patio Doors, Driveway PARKING & LOW MAINTENANCE Garden.

This Beautifully presented Semi Detached is a complete credit to the current owner who has refurbished it throughout since occupation making it a wonderful place to live. The decor is stylish throughout along with the fittings including recently fitted kitchen, shower room, wood burner and central heating boiler. West Drive is a lovely residential area close to local shops and a park which appeals to a variety of buyers.

The accommodation comprises Entrance Porch, Entrance Hallway, Lounge, Kitchen, Landing, Three Bedrooms and a Shower Room.

Externally there is driveway parking to the front, adjacent lawn and gated access to the rear. At the rear there is a detached garage and low maintenance garden.

**ENTRANCE PORCH**

6'0" x 1'8" (1.83 x 0.53)

UPVC Double glazed windows and door to the front elevation.

**ENTRANCE HALLWAY**

5'3" x 2'2" (1.61 x 0.68)



**LOUNGE**

10'11" x 12'11" (3.34 x 3.94)

UPVC double glazed window to the front elevation, herringbone style laminate flooring, picture rail, central heating radiator and feature wood burning stove.





**FAMILY BREAKFAST KITCHEN**

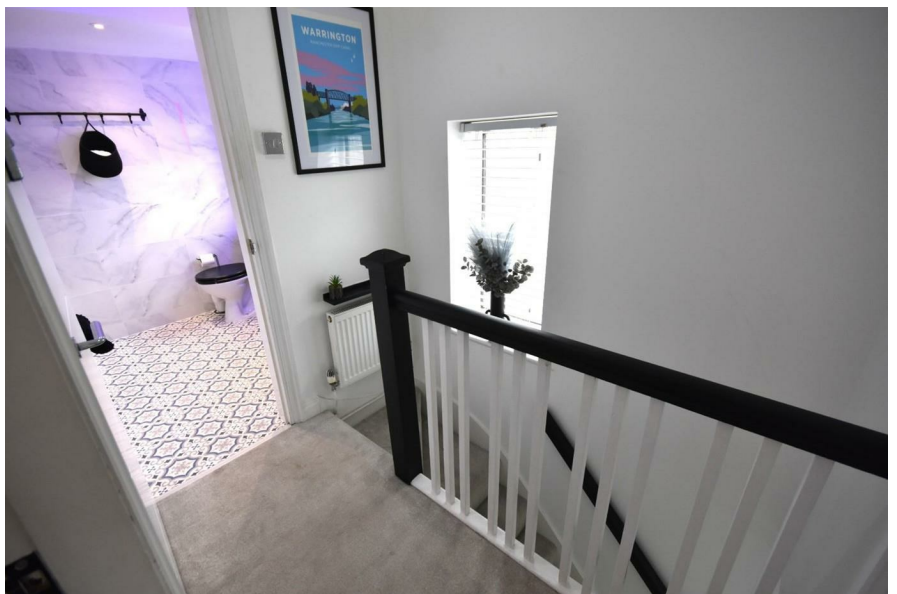
9'11" x 15'7" (3.04 x 4.76)

Fitted kitchen with integrated oven, gas hob and extractor over, ceramic work tops, single sink and drainer with mixer tap, tiled splashbacks. Understairs cupboard, herringbone style laminate flooring, modern radiator and UPVC double glazed Bi-Fold doors.

**LANDING**

6'9" x 5'6" (2.07 x 1.69)

UPVC double glazed window to the side elevation and loft access.



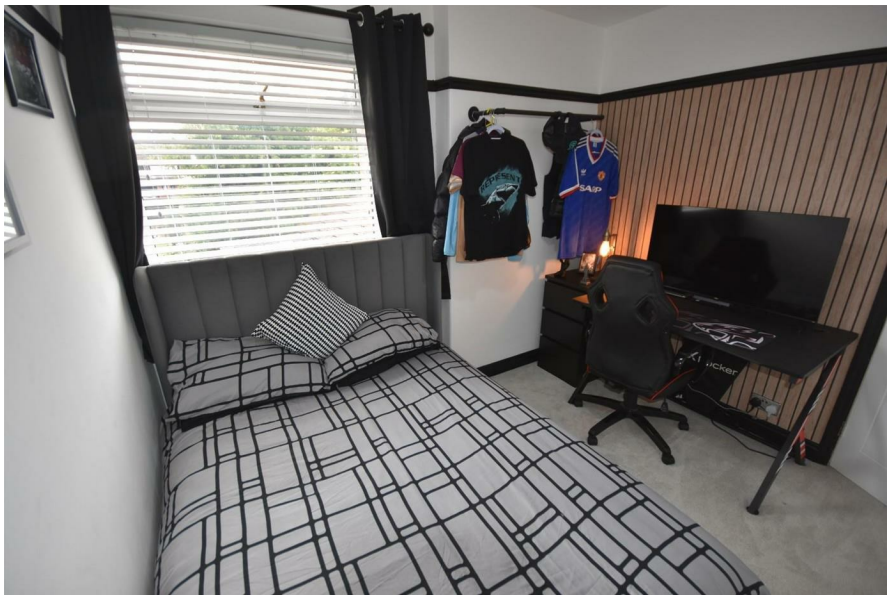
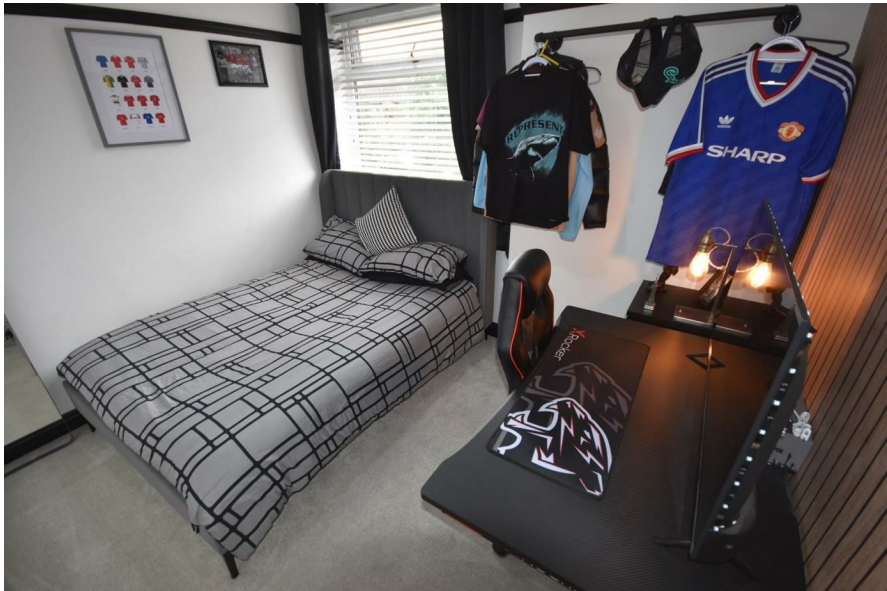
**MAIN BEDROOM**

10'11" x 9'10" (3.35 x 3.02)  
UPVC double glazed window to the front elevation and central heating radiator.



**BEDROOM TWO**

8'9" x 9'10" (2.68 x 3.01)  
UPVC double glazed window to the rear elevation and central heating radiator.



**BEDROOM THREE**  
6'0" x 5'6" (1.84 x 1.69)  
UPVC double glazed window to the front elevation.





**SHOWER ROOM**

6'8" x 5'5" (2.04 x 1.66)

Fully tiled with low level WC, vanity sink unit, mains shower, heated towel rail, spot lighting and UPVC double glazed window to the side elevation.



### **GARDEN**

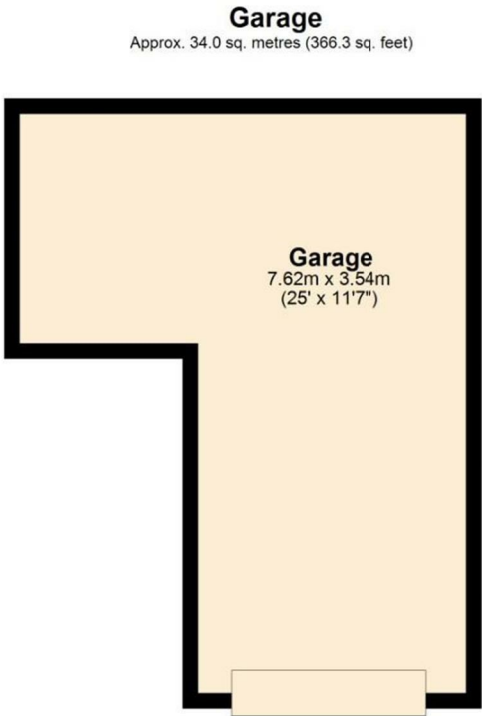
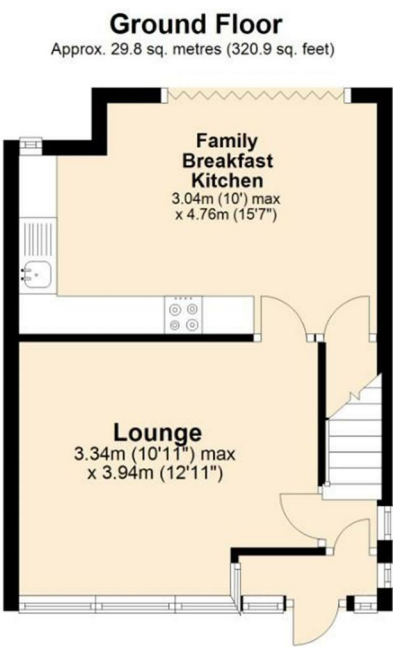
Low maintenance paved rear garden with detached brick built garage.



### **OUTSIDE**

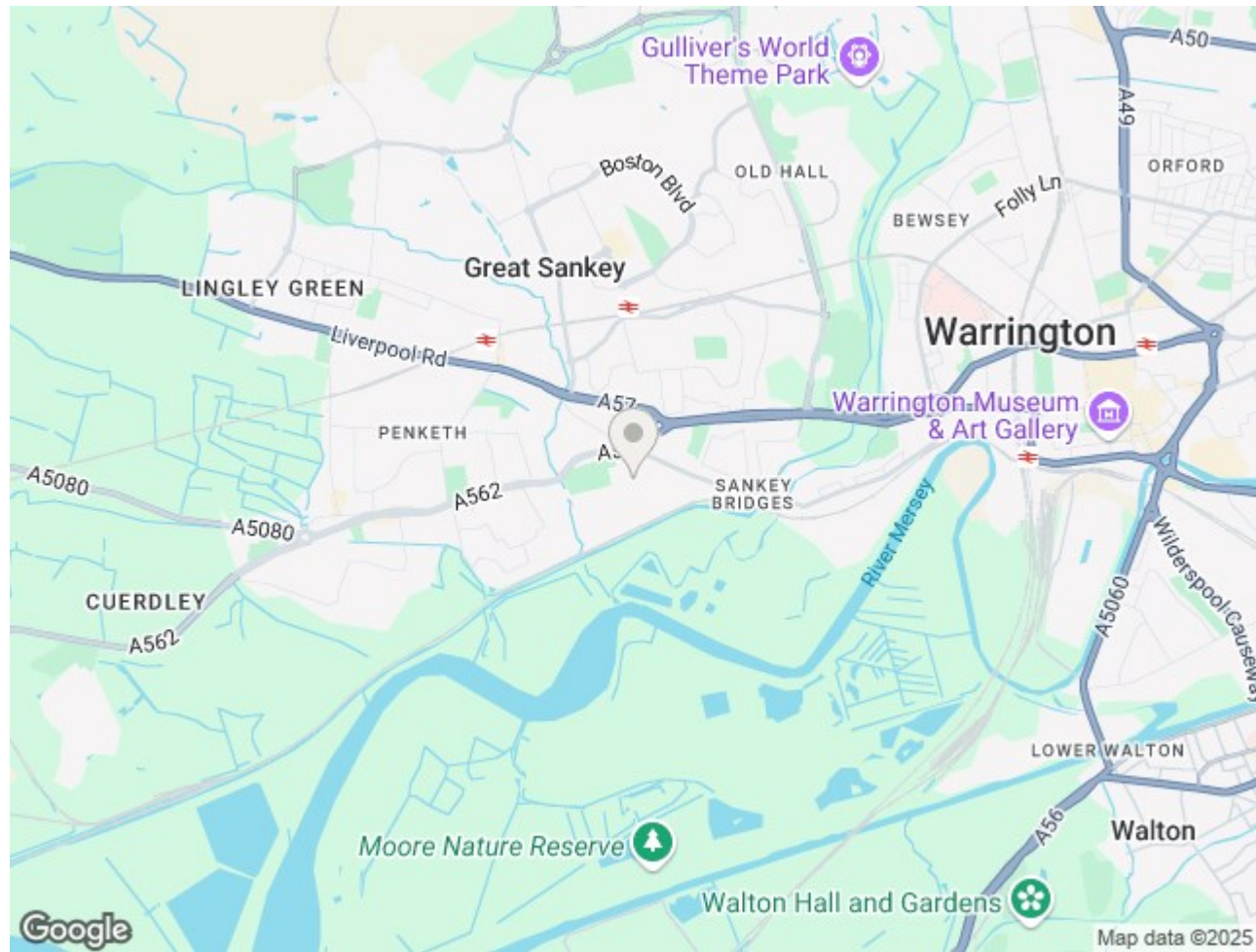
Driveway providing off road parking, adjacent lawned area with dwarf brick wall boundary to the front.





Total area: approx. 94.0 sq. metres (1012.2 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

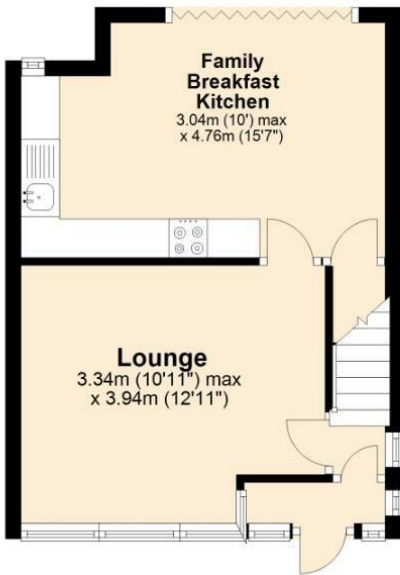
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
(69-80) C		
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(21-38) F		
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Not environmentally friendly - higher CO2 emissions		

England & Wales

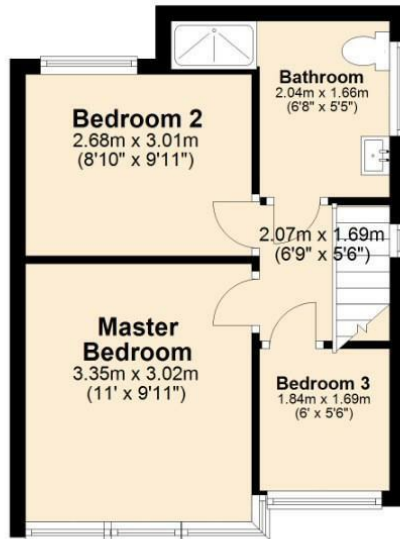
EU Directive 2002/91/EC

**Garage**  
Approx. 34.0 sq. metres (366.3 sq. feet)

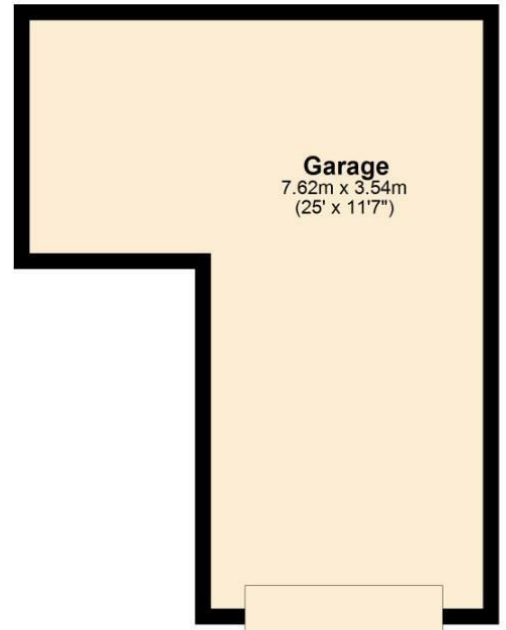
**Ground Floor**  
Approx. 29.8 sq. metres (320.9 sq. feet)



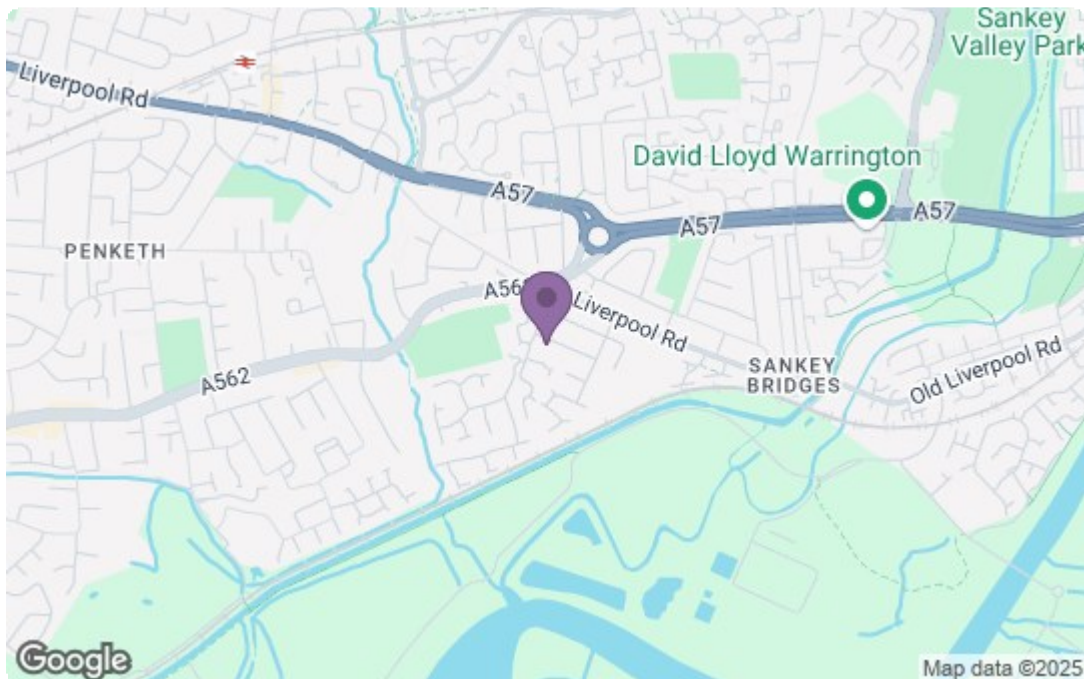
**First Floor**  
Approx. 30.2 sq. metres (325.0 sq. feet)



**Garage**  
7.62m x 3.54m (25' x 11'7")



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)



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Not environmentally friendly - higher CO <sub>2</sub> 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.