



46 Bicknell Close
Great Sankey, Warrington WA5 8EX

Offers Over
£385,000

DETACHED Family home, CUL-DE-SAC Position, FOUR Bedrooms, EN-SUITE to Main, LARGE Rear Garden, CONSERVATORY, Vendors BUYING NEW, Very WELL MAINTAINED, HUGE Rear Garden, FREEHOLD Title.

Only offered for sale due to our clients purchasing a new property suiting their downsizing needs. This attractive four bedroom detached family home is located in a small cul-de-sac spur at the end of Bicknell close on this well regarded estate. It has a larger than average garden along with the benefit of being Freehold.

The accommodation comprises Entrance Hallway, Downstairs WC, Lounge, Dining Room, Fitted Kitchen, Utility, Conservatory, Main Bedroom with En-Suite, Three Further Bedrooms and Bathroom.

Externally there is a driveway at the front providing parking for four cars and adjacent lawn whilst the rear is south west facing, laid to lawn, quite private and enclosed with patio area.

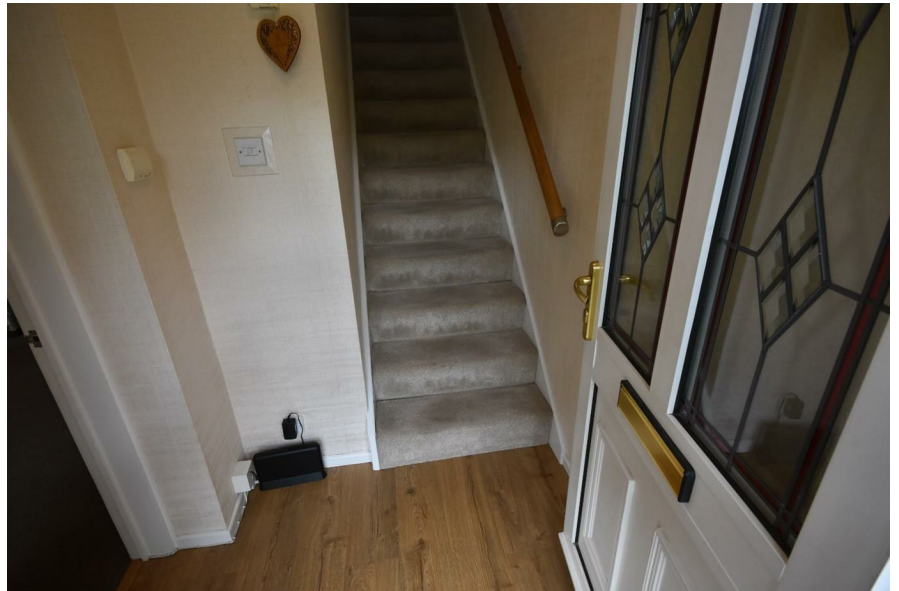
OPEN PORCH

With tiled flooring.



ENTRANCE HALLWAY

Access to stair well and Lounge.



LOUNGE

13'6 x 13'4 (4.11m x 4.06m)

Gas fire to surround, twin ceiling lights and wall lights, access to the separate Dining Room.



DINING ROOM

10'4 x 8'10 (3.15m x 2.69m)

Double French Doors to the Conservatory,
sliding patio doors to the rear Garden and
access door to the Kitchen.

**KITCHEN**

10'4 x 9'9 (3.15m x 2.97m)

Fitted with wall and base units, integral
fridge freezer, single bowl drainer, gas hob
with overhead extractor, twin ovens and
access to separate Utility Room and
Ground Floor W.C.



UTILITY

10'4 x 5'11 (3.15m x 1.80m)

Wall and base unit, under counter space for washing machine and dish washer, access to ground floor W.C. and external door rear Garden.

**DOWNSTAIRS WC**

Two piece suite.

**CONSERVATORY**

13'5 x 10'4 (4.09m x 3.15m)

Large Conservatory to the side of the property with double opening patio doors to the rear Garden.



LANDING

Access to Bedrooms and Bathroom.



MAIN BEDROOM

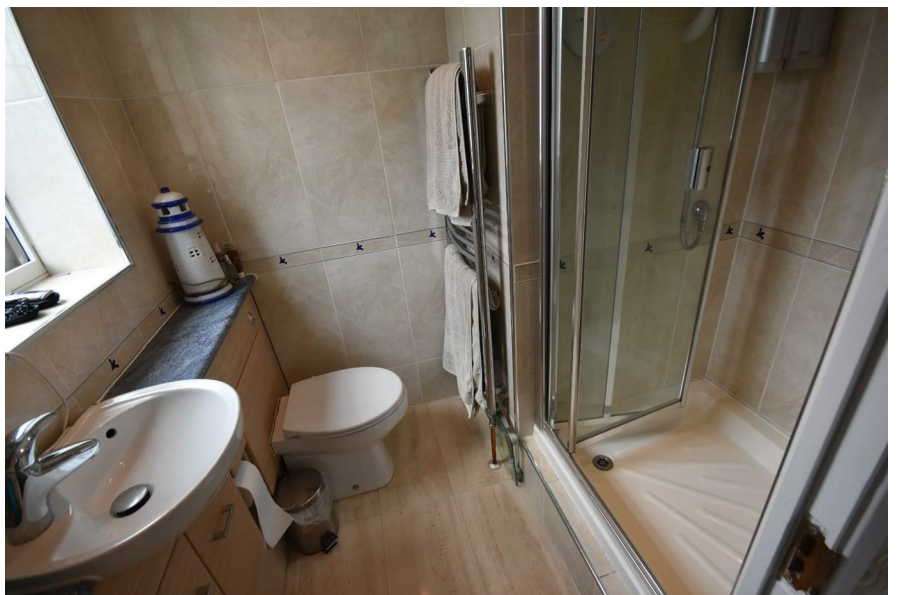
12'8 x 12'7 (3.86m x 3.84m)

Double Bedroom with fitted robes and access to the En Suite.



EN-SUITE SHOWER ROOM

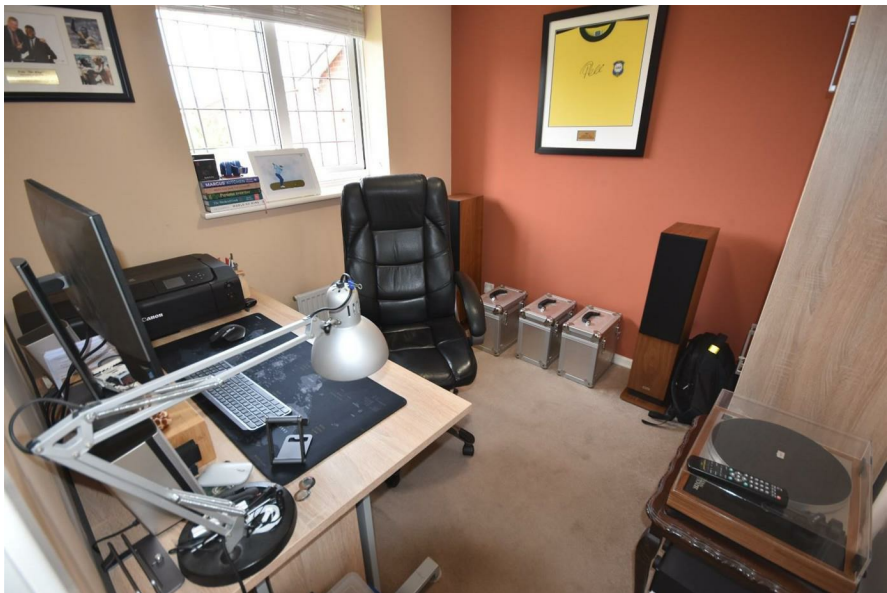
Three piece shower suite.



BEDROOM TWO
10'9 x 6'7 (3.28m x 2.01m)
Double Bedroom.



BEDROOM THREE
8'3 x 8'2 (2.51m x 2.49m)
Single Bedroom.



BEDROOM FOUR
9'5 x 8'2 (2.87m x 2.49m)
Single Bedroom.



BATHROOM

Three piece bath suite with shower over bath.



GARDEN

An absolutely stunning Garden mainly to lawn with patio area.

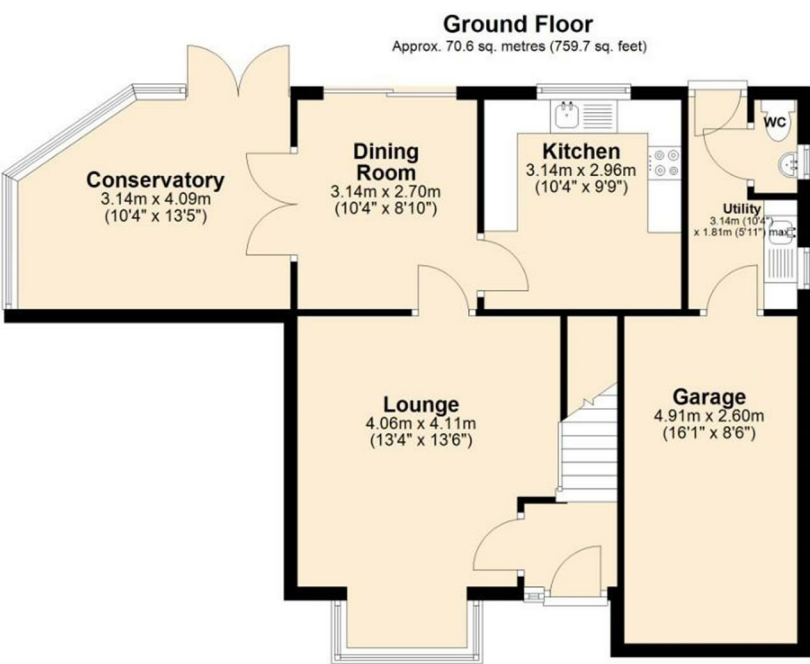


REAR ELEVATION

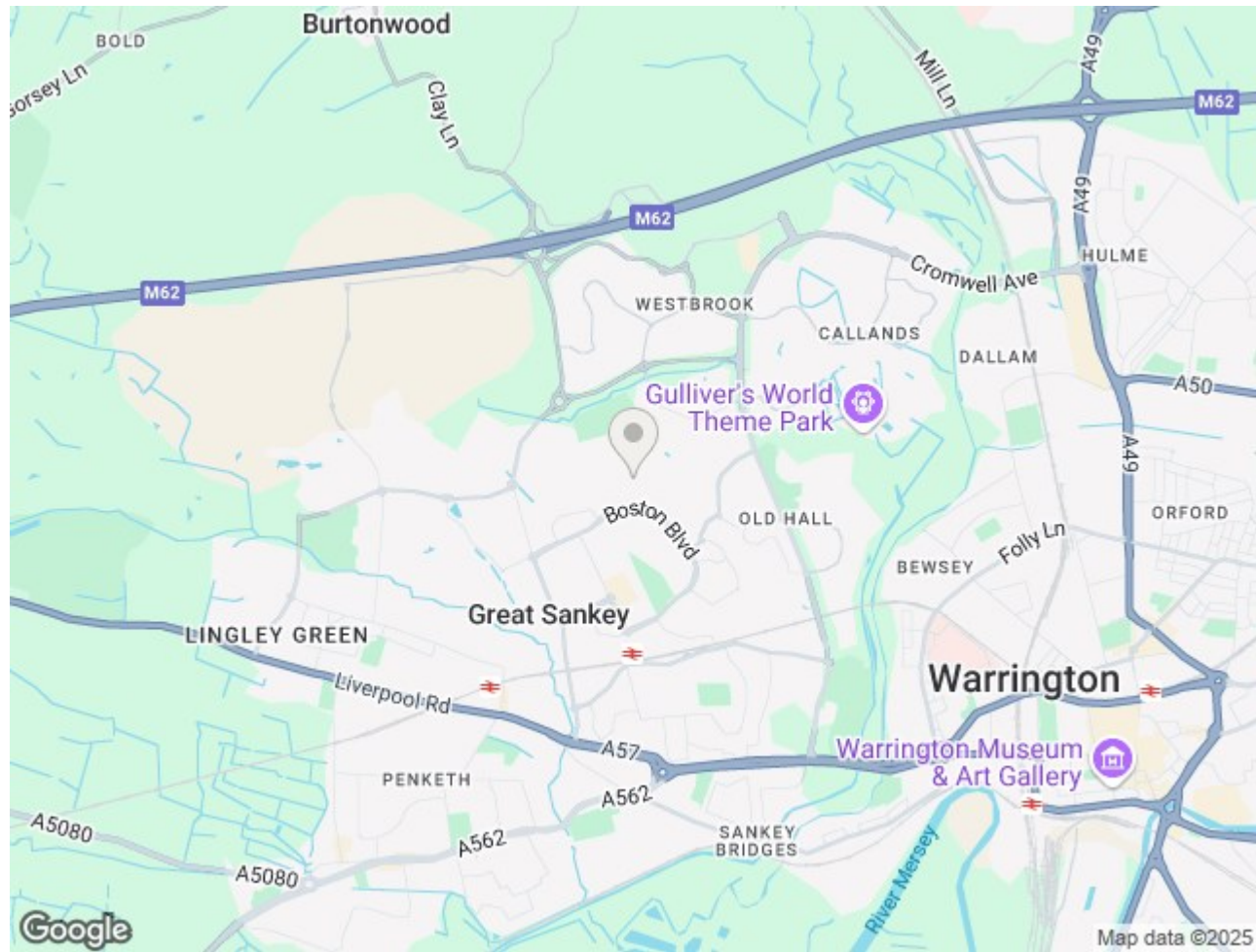


VIEWS FROM OUTSIDE THE PROPERTY







Total area: approx. 120.1 sq. metres (1292.2 sq. feet)

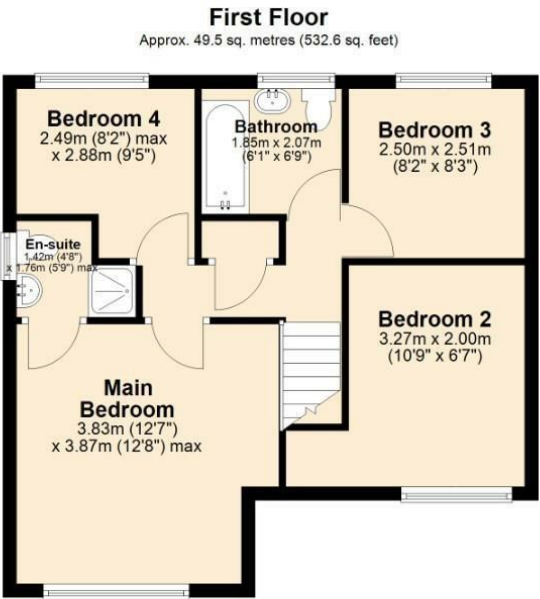
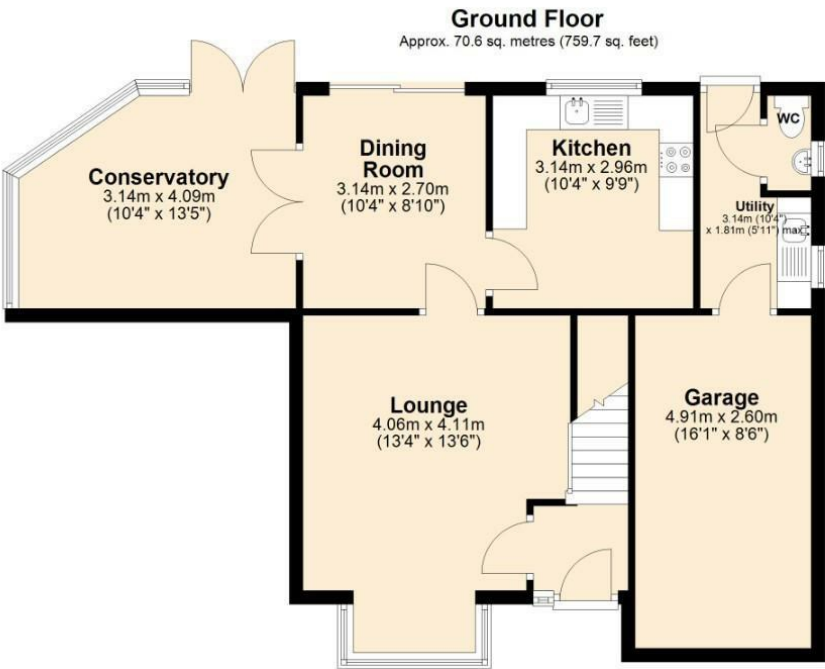


Energy Efficiency Rating

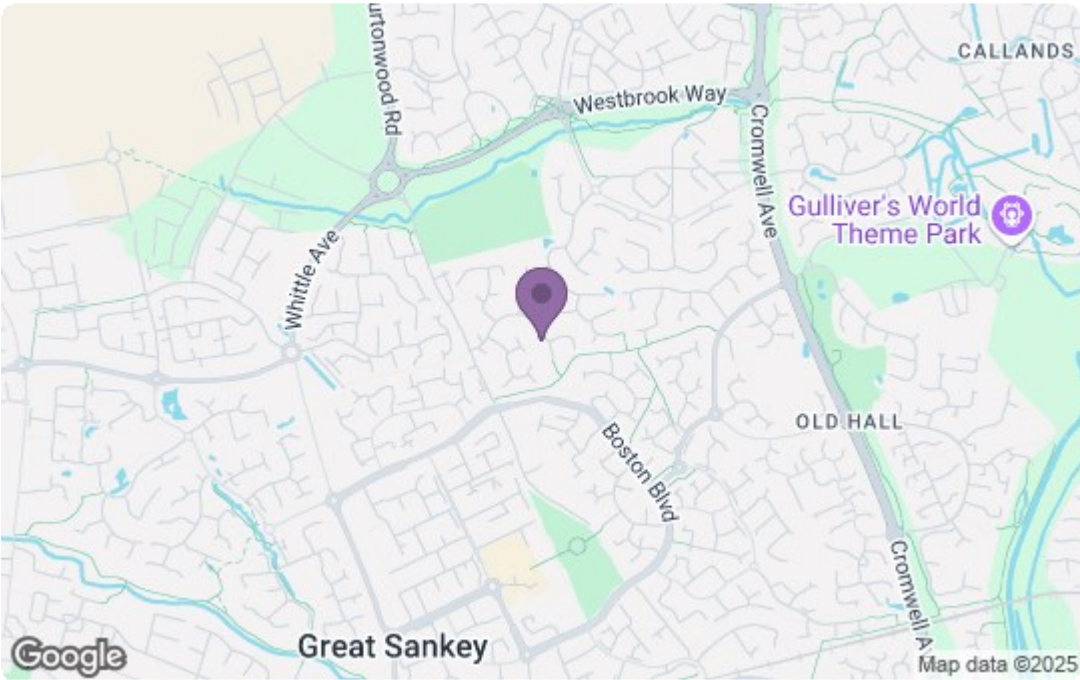
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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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.