



8 Lakenheath Crescent Great Sankey, WA5 3UE

Offers In The Region Of
£595,000

BEAUTIFULLY Presented EXECUTIVE Detached, Abundance of UPGRADES, Corner CUL-DE-SAC Position, CONTEMPORARY Lounge with WOOD BURNER, Stunning Family DINING/KITCHEN, Five DOUBLE BEDROOMS, Palatial Master Suite with DRESSING AREA/EN-SUITE, Study, DOUBLE Garage & Driveway, Garden with ENTERTAINING AREA.

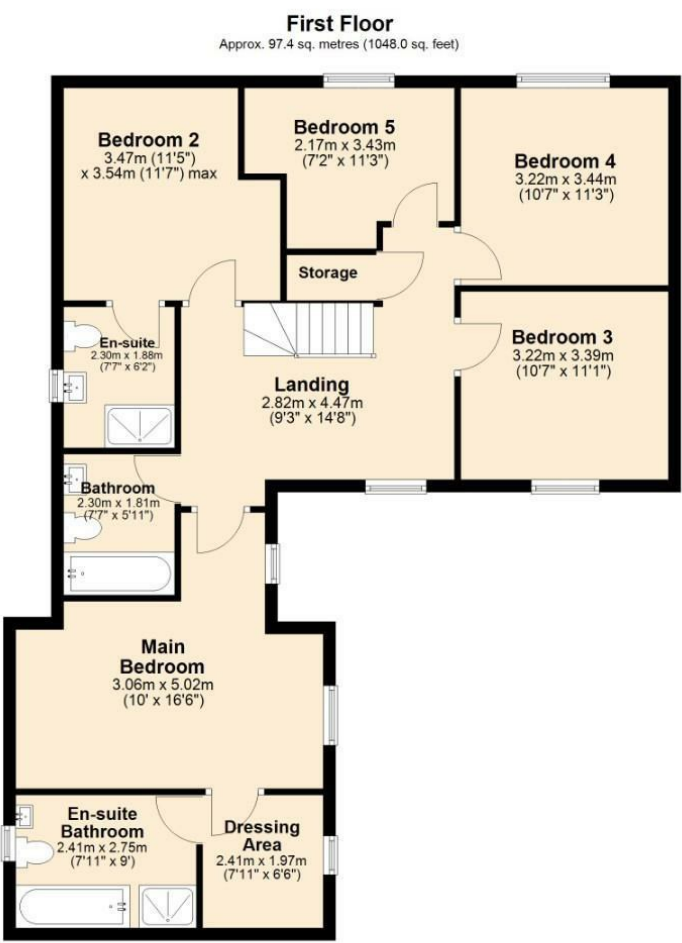
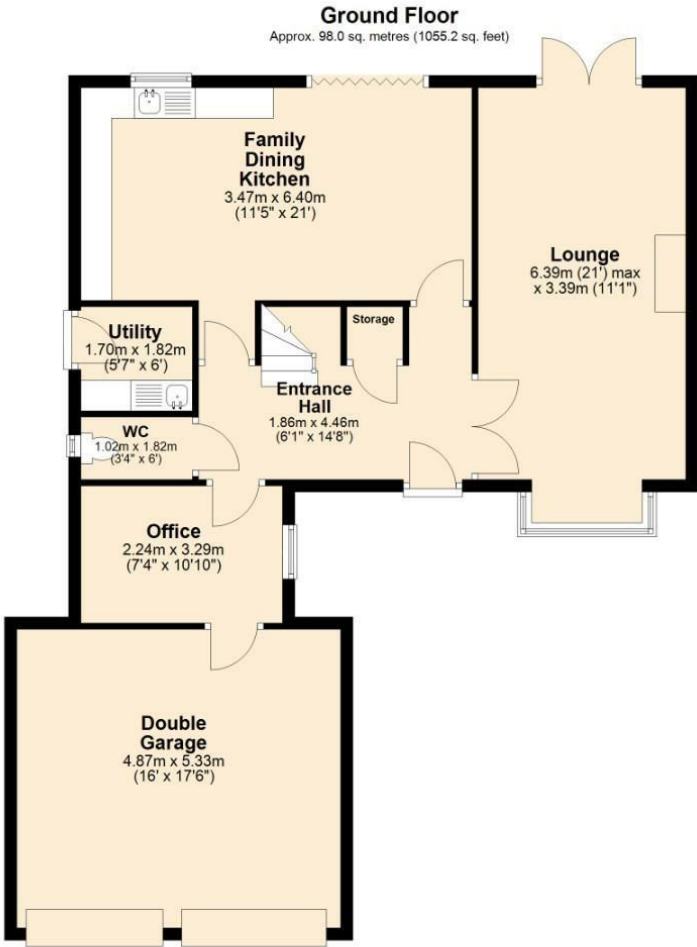
Built by Miller Homes the current owner bought this Wonderful Executive home from new and spent a fortune on upgrades giving it the 'Wow' factor. Of particular note is a Lovely Woodburner in the Lounge, Amtico Flooring, Porcelanosa Tiling and Bespoke Fittings throughout.

The accommodation comprises Entrance Hallway, Dual Aspect Lounge with French Doors, Family Dining Kitchen, Utility, Downstairs WC and Study. To the first floor there is a Stunning Master Suite with Dressing Area and Shower Room, Four Further Bedrooms, Shower Room and Bathroom.

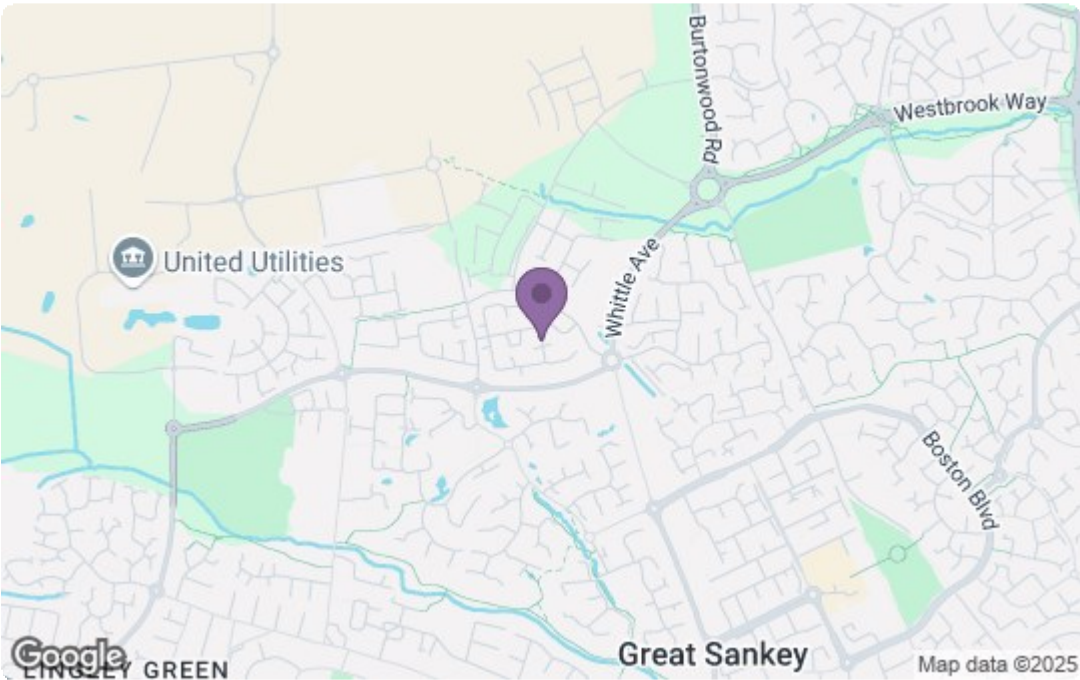
Externally there is a sweeping double driveway leading to the double garage, gated side access to a delightful rear garden with raised entertaining space.

ENTRANCE HALLWAY





Total area: approx. 195.4 sq. metres (2103.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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.