



7 Brook Drive
Great Sankey, WA5 1RY

Offers In The Region Of
£299,950

STUNNING 1930'S SEMI, COMPLETELY REFURBISHED THROUGHOUT, DUAL ASPECT LIVING/DINING ROOM, BESPOKE KITCHEN & BATHROOM, THREE BEDROOMS, SOUGHT AFTER LOCATION, PRIVATE GARDEN, DRIVEWAY PARKING, NO ONWARD CHAIN, ABSOLUTE MUST SEE!

Brook Drive is a popular location being a short walk from local amenities, a great pub and the surrounding areas of Penketh and Chapelford. This beautiful home has been in the family for many years and boasts complete modernisation, back to brick, finished to a very high standard.

The accommodation comprises Entrance Hallway, Dual aspect Lounge, Conservatory, Modern Kitchen with integrated appliances, Three Bedrooms and a Three Piece Bathroom.

Externally there is a block paved driveway with wrought iron gates to the front and timber gates giving access to the rear. The rear garden is wonderfully manicured with a range of plants, flowers and shrubs, lawned section and sitting areas.

ENTRANCE HALLWAY



LIVING ROOM



DINING ROOM



KITCHEN

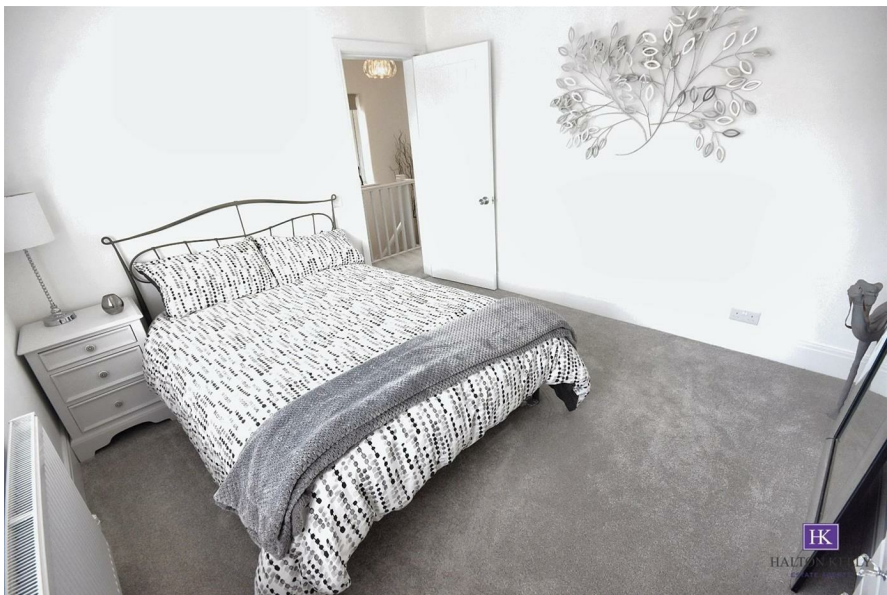


CONSERVATORY



LANDING

MAIN BEDROOM



BEDROOM TWO



BEDROOM THREE



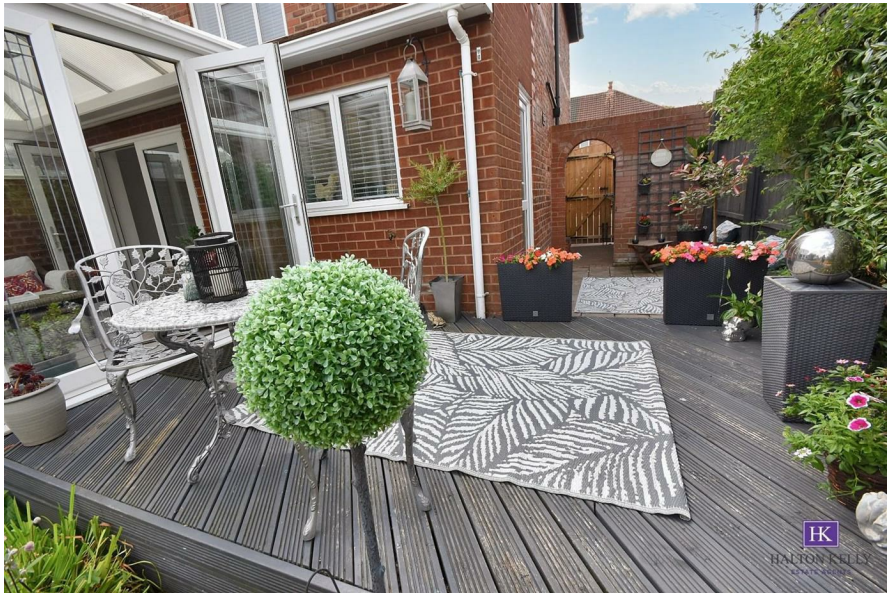
BATHROOM



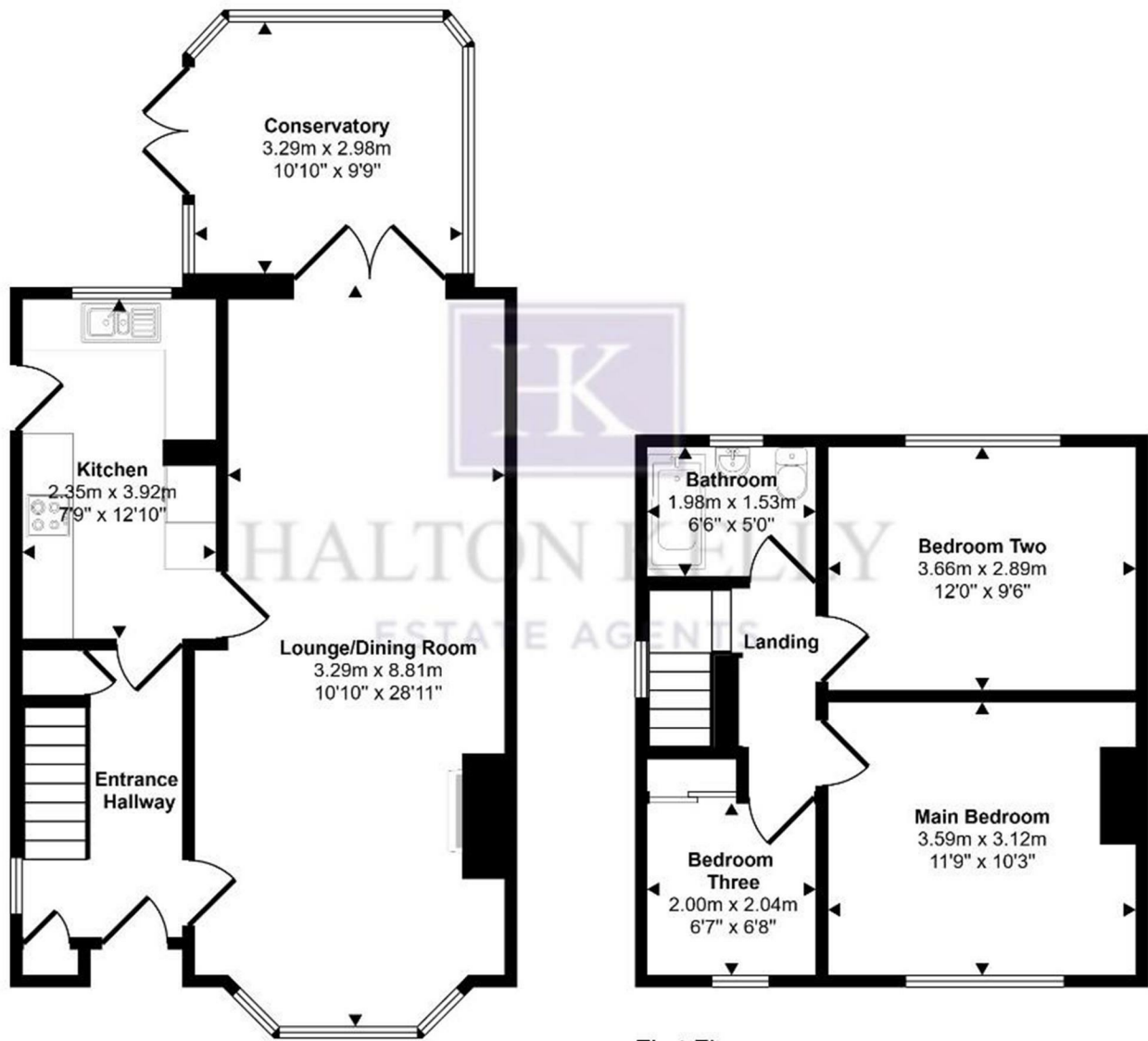
GARDEN



EXTERNAL



Approx Gross Internal Area
94 sq m / 1007 sq ft





Ground Floor
Approx 58 sq m / 621 sq ft

First Floor
Approx 36 sq m / 386 sq ft

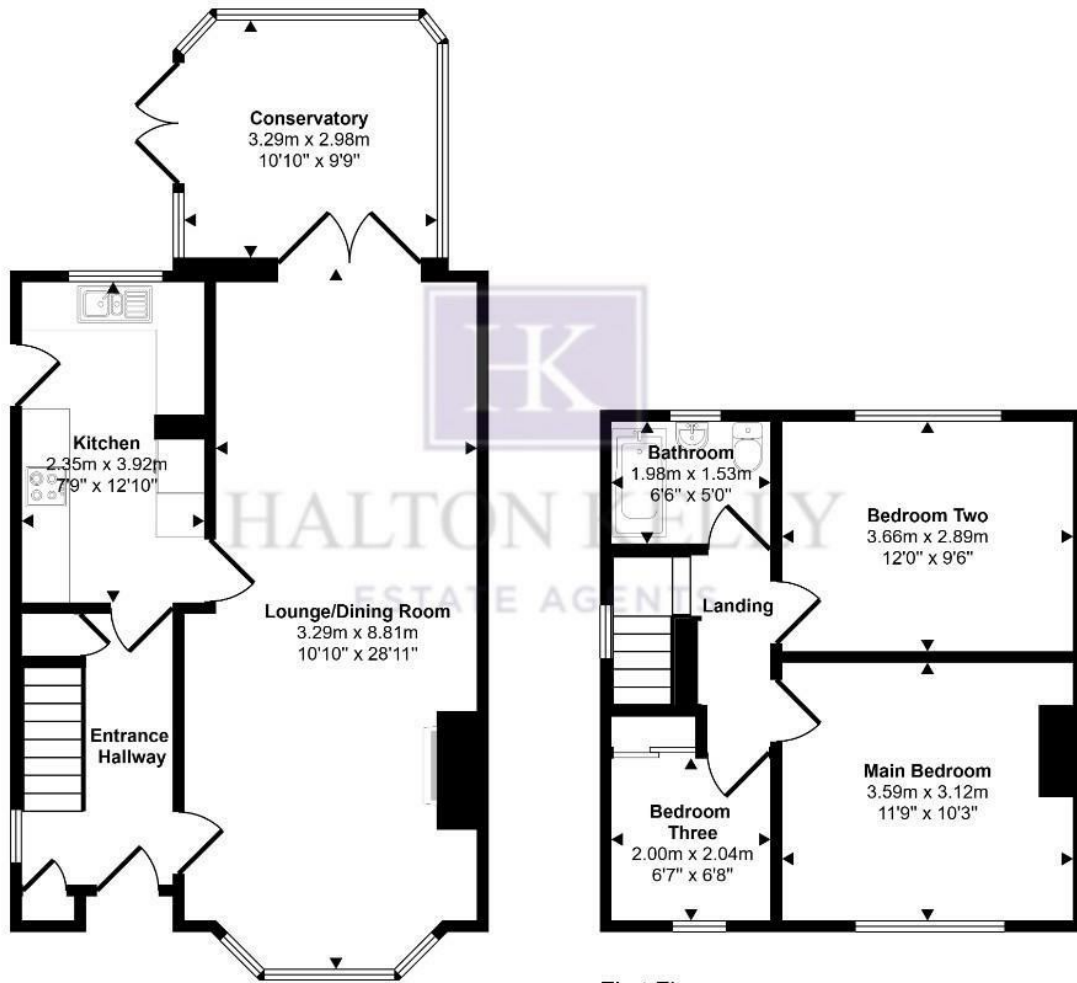
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



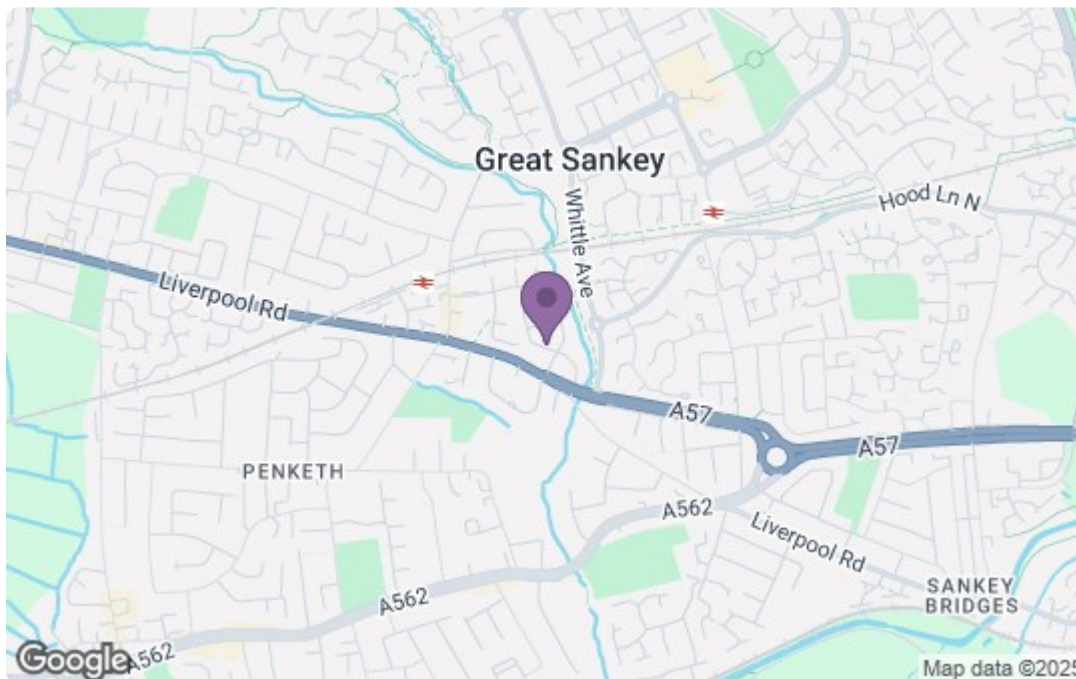
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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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.