



1 Draycote Water Great Sankey, WA5 3YR

Offers In The Region Of
£416,950

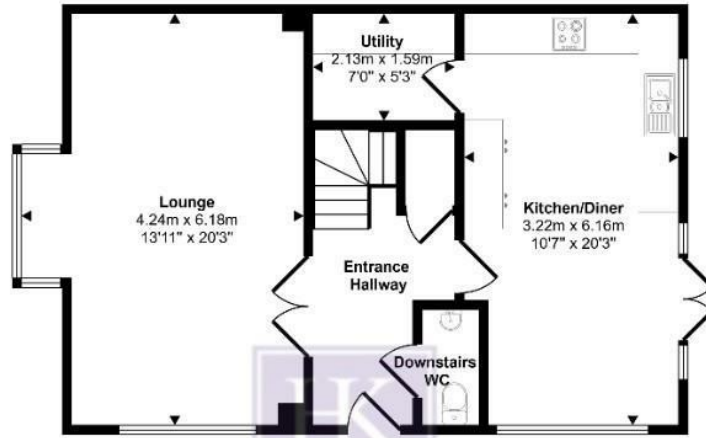
STUNNING Detached Home, Freehold TITLE, SPACIOUS Bay Fronted Lounge, Beautiful KITCHEN/DINER, Utility Room, FOUR Bedrooms, En-Suite to MASTER, DETACHED Single Garage, Driveway PARKING, LANDSCAPED GARDEN.

Built in 2020 this beautiful family residence has been upgraded further since occupation by our clients and boasts 5 years left on the NHBC Guarantee. This estate is desirable for professionals, couples and families with its proximity to the motorway networks, schools and boasts a modern play park for younger children.

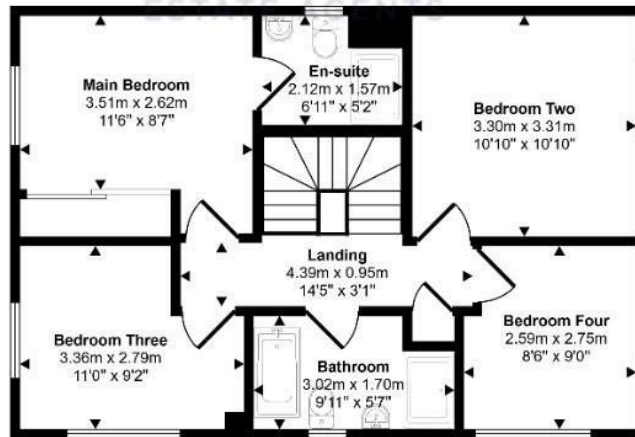
The accommodation is wonderfully light and well proportioned with quality fittings throughout, comprising Entrance Hallway, Downstairs WC, Dual aspect Lounge, Fantastic Kitchen/Diner with French doors onto the garden and Utility. To the first floor there is a Main Bedroom with fitted wardrobes and En-Suite, Second Double Bedroom, Two Single Bedrooms and a Family Bathroom.

Externally there is driveway parking leading to a detached single garage along with lawned border. The rear garden has been landscaped with a patio area, lawn and bbq area under a pergola.

Approx Gross Internal Area
115 sq m / 1243 sq ft

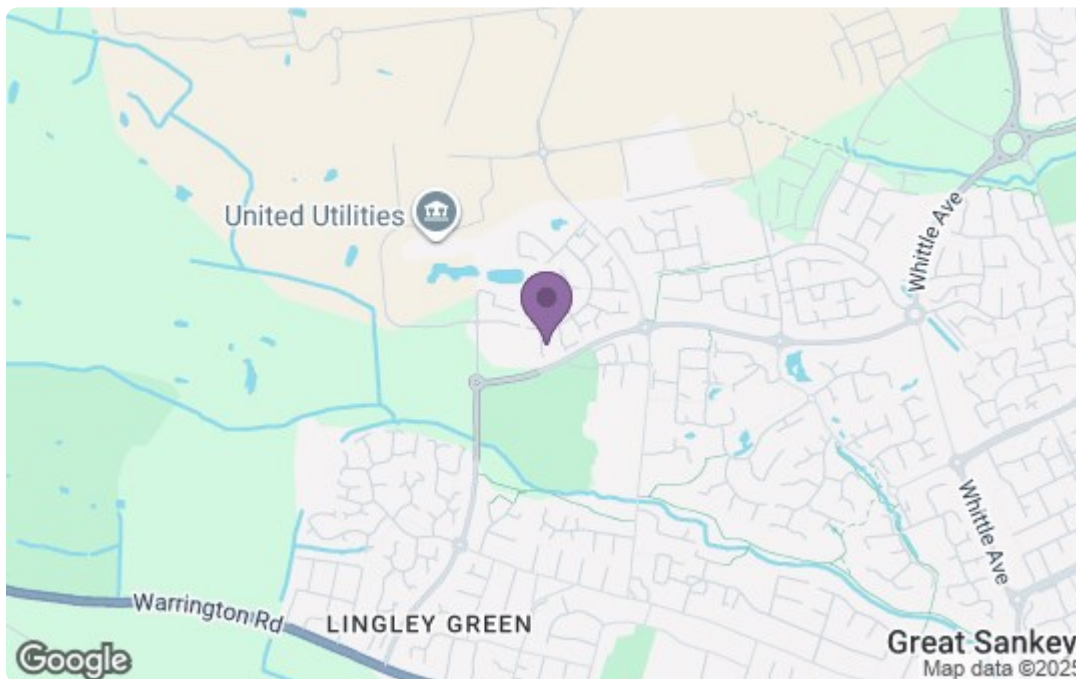


Ground Floor
Approx 58 sq m / 622 sq ft



First Floor
Approx 58 sq m / 622 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		93
(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.