



73 Cheddington Crescent
Great Sankey, WA5 3XY

Asking Price
£230,000

REDROW Mid Mews, 80% FTB SCHEME, FIRST TIME BUYERS Only, GREAT Location, THREE BEDROOMS, NEW 2019, BEAUTIFUL Kitchen, DRIVEWAY Parking, FREEHOLD Title, EN-SUITE To Main.

Boasting a convenient location on the Omega Site this well presented Mid Mews is still within its builders warranty and available to First Time Buyers only. The estate is convenient for motorways, Gemini, Westbrook, Retail Parks and Warrington Town Centre.

The accommodation comprises Entrance Hallway, Downstairs WC, Spacious Lounge, Contemporary Fitted Kitchen/Diner with integrated appliances, Landing, Main Bedroom with En-Suite, Two Further Bedrooms and a Three Piece Bathroom. Externally there is allocated parking directly in front of the house whilst the rear boasts a low maintenance garden with artificial grass and patio area.

ENTRANCE HALLWAY



LOUNGE



KITCHEN/DINER



WC



LANDING



MAIN BEDROOM



EN-SUITE



BEDROOM TWO

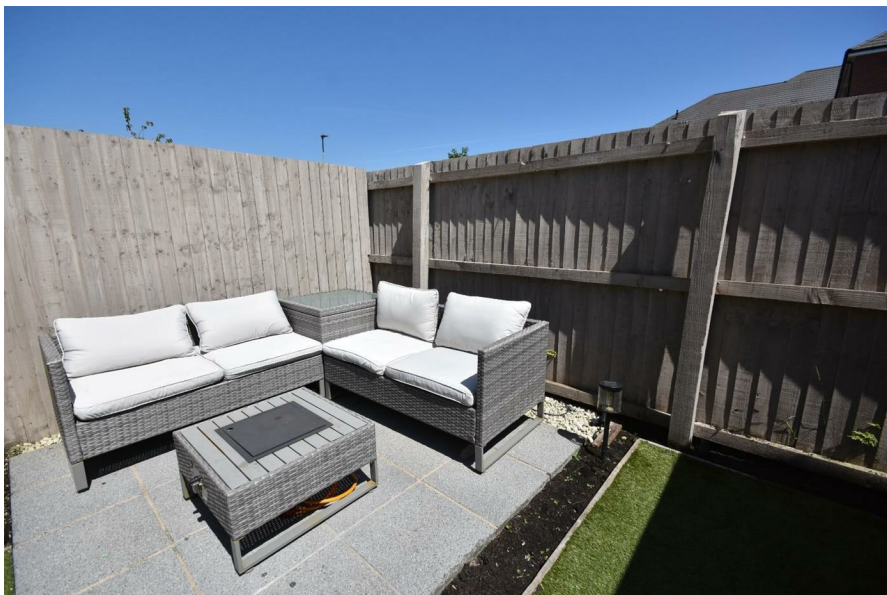


BEDROOM THREE

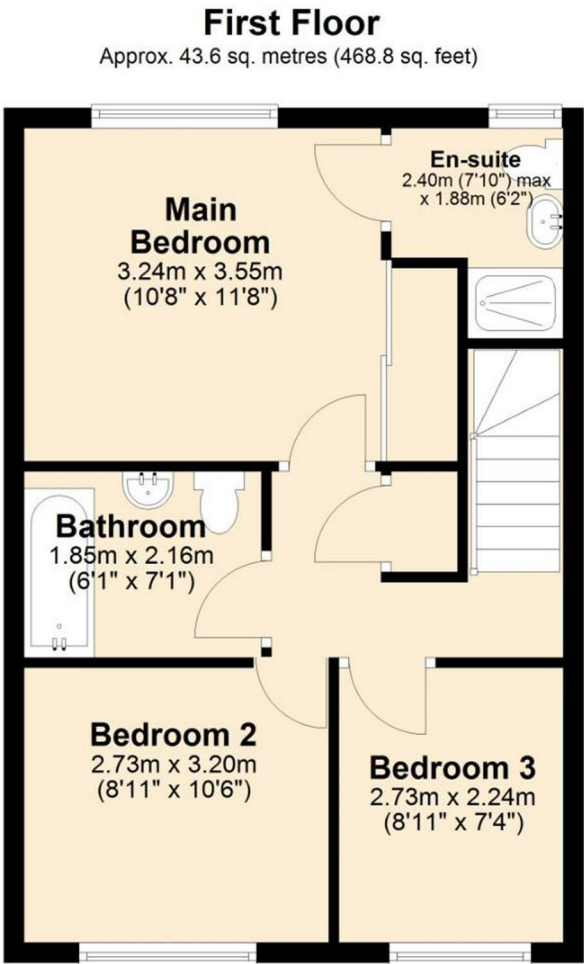
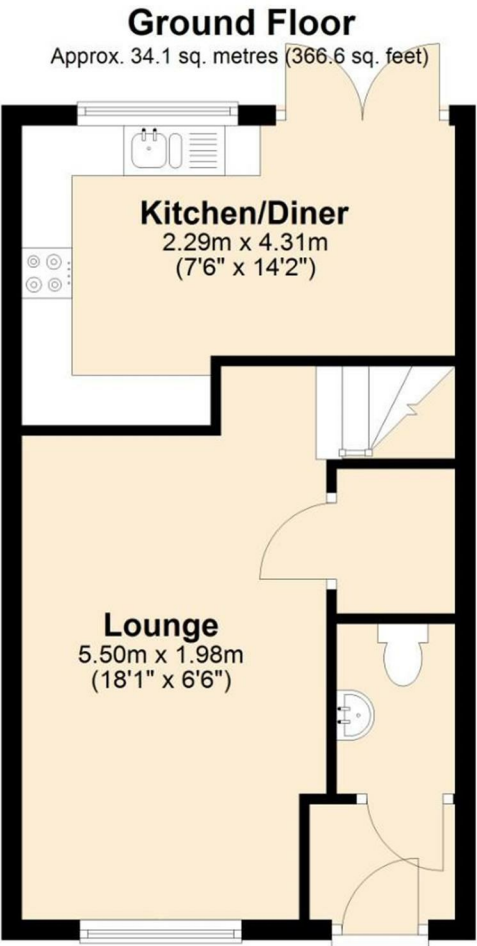
BATHROOM



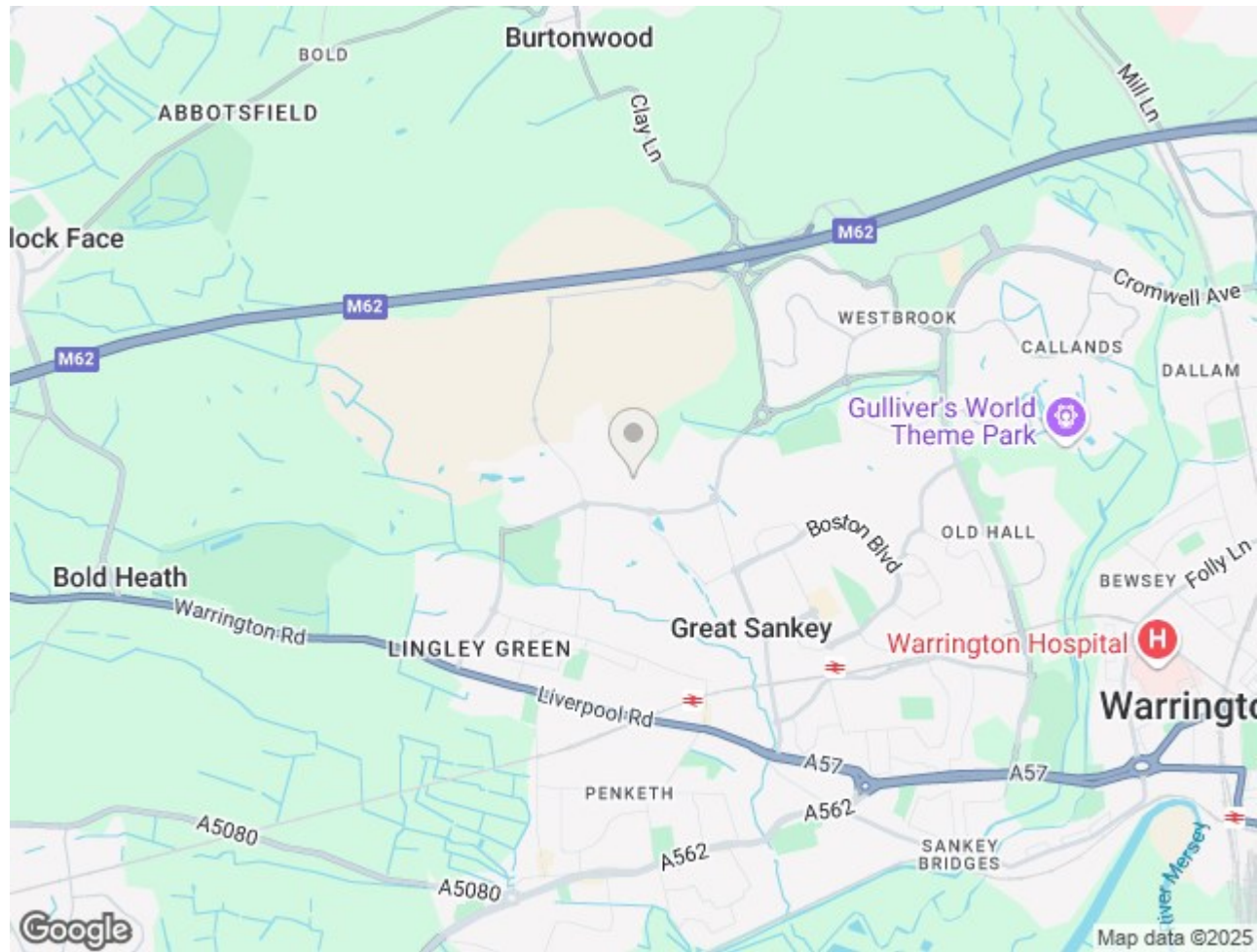
GARDEN




OUTSIDE




Total area: approx. 77.6 sq. metres (835.5 sq. feet)

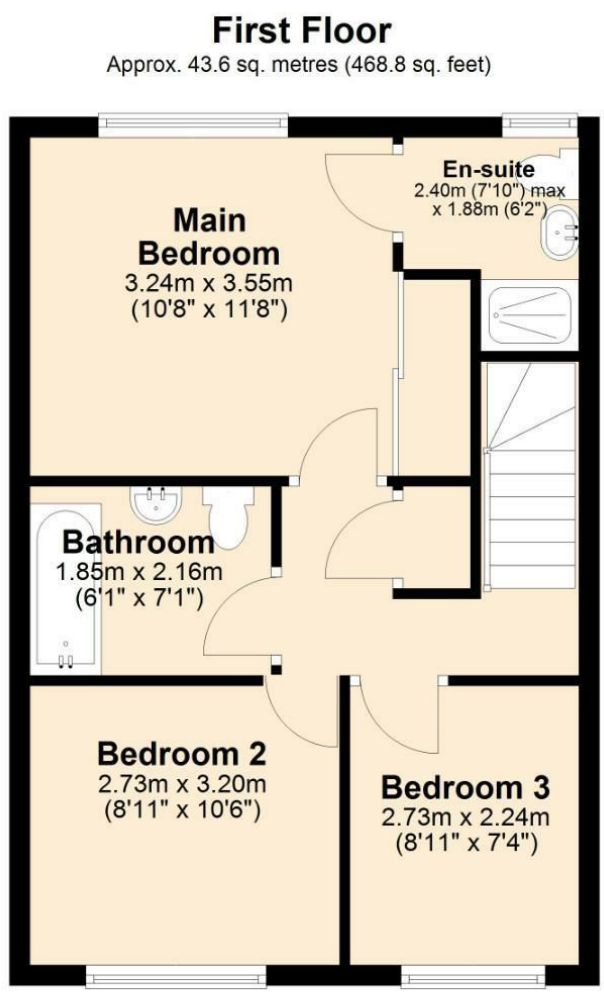
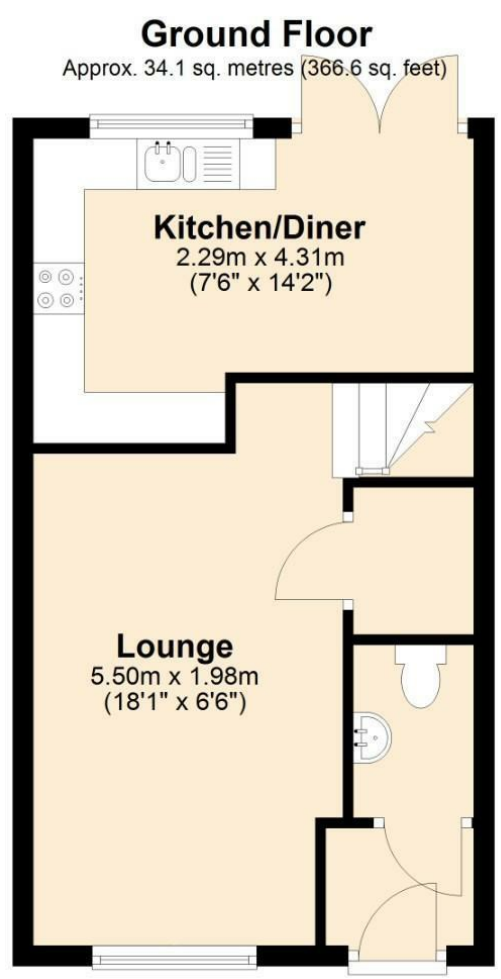


Energy Efficiency Rating

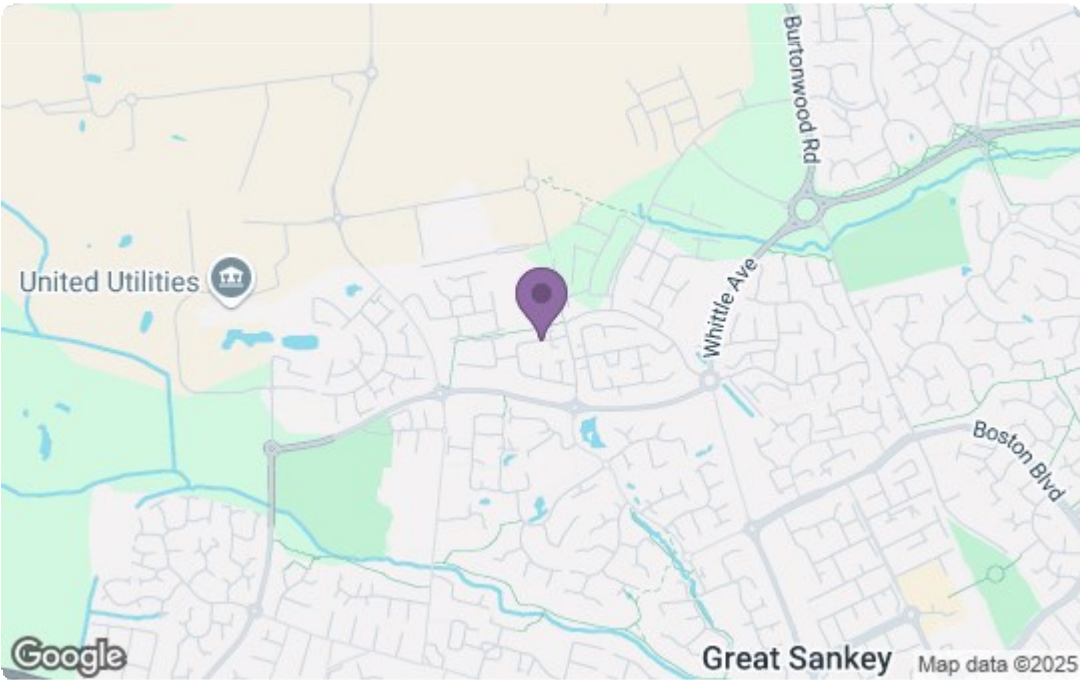
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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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.