

Marina Avenue, Great Sankey, WA5 1HY  
£280,000



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Council Tax Band: B

\*SOUTH FACING GARDEN \* SPACIOUS FAMILY HOME \* HEART OF SANKEY\*

Welcome to Marina Avenue, Great Sankey - a charming family home with endless potential! This delightful house boasts a spacious layout, perfect for a growing family. The property features a beautiful kitchen-diner leading onto a spacious conservatory overlooking the south-facing garden. The property is to be sold with the beautiful double oven, featured in our photos.

Downstairs also features a living room which can be closed off for cosier nights, or left open for open-plan living. Not only this, but the garage has been converted to provide a fourth bedroom, or the potential for a study/music room which also leads through to a wet room.

Upstairs houses the three other bedrooms this property has to offer, all of great size with integrated storage and access to the family bathroom. One thing this home does not lack is space - perfect for the growing family.











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