



**3 Bristow Close
Great Sankey, WA5 8EU**

**Offers In The Region Of
£680,000**

STUNNING Family Home, Prestigious ADDRESS, FABULOUS Plot, Thoughtfully EXTENDED, FOUR Reception Rooms, Five DOUBLE Bedrooms, THREE En-suites, Freehold TITLE, DOUBLE Garage, Beautiful GARDENS.

Halton Kelly are incredibly delighted to sell this executive family home on an incredibly sought after road for these longstanding clients. It is rare for properties like this to come to market and the current owners are only moving to achieve their life long countryside dream. No Chain can be considered for anyone needing to move quickly.

The accommodation includes Entrance Hallway, Spacious Lounge, Study, Downstairs WC, Kitchen/Diner, Family Room, Snug/Playroom, Landing, Main Bedroom with En-suite, Bedroom Two with En-Suite, Bedroom Three with access to the Bathroom, Two further Double Bedrooms and Family Bathroom.

Externally there is a block paved driveway with adjacent lawned area. To the rear there is a stunning private garden which is predominantly laid to lawn with patio area and mature shrubbery.

ENTRANCE HALLWAY



LOUNGE



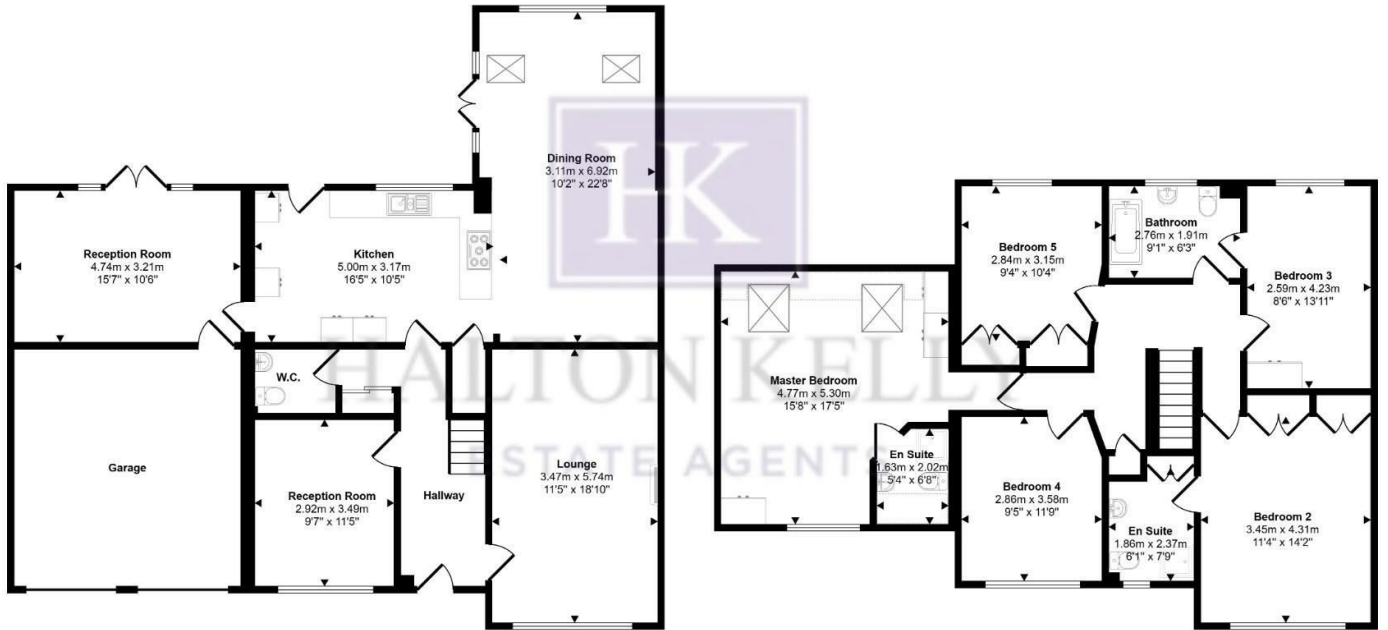
STUDY



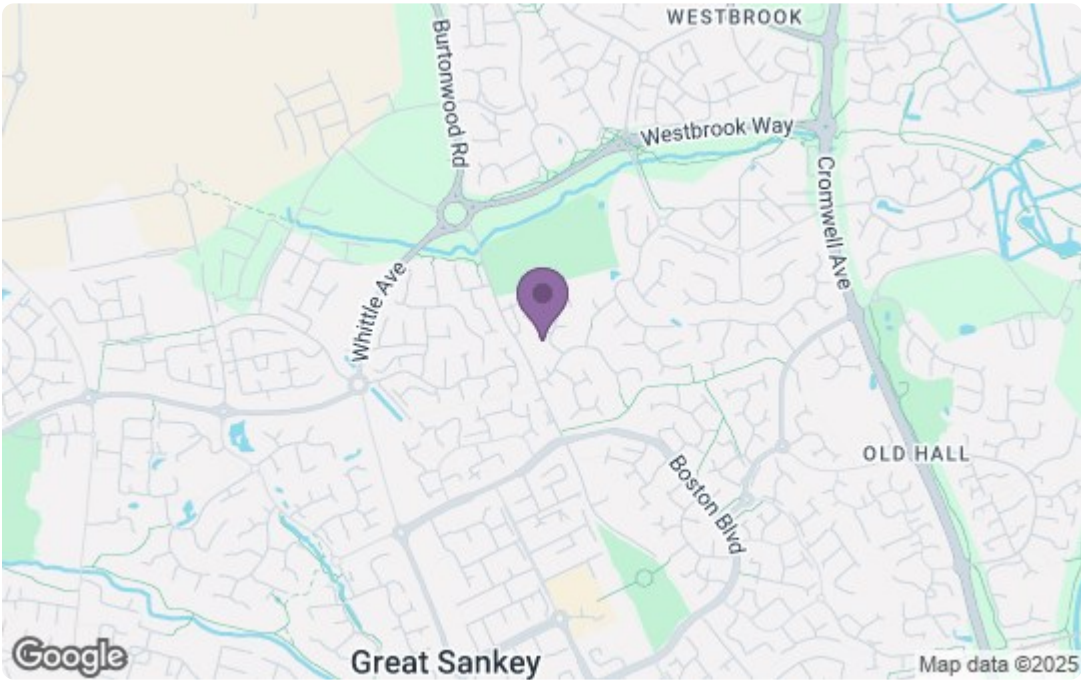
DOWNSTAIRS WC



Approx Gross Internal Area
228 sq m / 2453 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
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.