



Cotterdale Close, Great Sankey Warrington, Cheshire

Detached Property • Four Bedrooms • Private Driveway • Excellent Location • Master With En Suite • Utility and W.C • Close To Local Amenities • Generous Garden • Freehold Title • Move In Ready



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SALES & LETTING AGENTS



INTERIOR

Entrance to the property is via a bright and welcoming hallway leading through to the lounge, positioned at the front of the home. The lounge features wooden flooring throughout and a fireplace surround, creating a warm and inviting atmosphere. Flowing naturally from here is the kitchen diner, which is well equipped with ample storage and generous worktop space. Open to the dining area, this space is ideal for both everyday living and entertaining.

To the rear of the property is a larger-than-average conservatory, offering panoramic views over the garden through its expansive windows.

Finished in neutral décor, this versatile space provides an excellent second reception room. The ground floor is further enhanced by a separate utility area as well as extra storage and a WC, adding practicality and convenience.



The first floor offers four generously sized bedrooms, all filled with an abundance of natural light. The principal bedroom benefits from built-in wardrobes and a stylish three-piece En Suite, providing a touch of luxury and privacy. The remaining bedrooms are served by a contemporary three-piece family bathroom, fully tiled and finished in neutral tones, creating a practical and relaxing space.

EXTERIOR

The garden is a mix of both patio and lawned landscaping providing a low maintenance space for indoor outdoor entertaining and relaxing. To the front, the property benefits from a private driveway with front garden, adding to the curb appeal. There is also an integrated garage for added practicality and providing great extra storage.



LOCATION

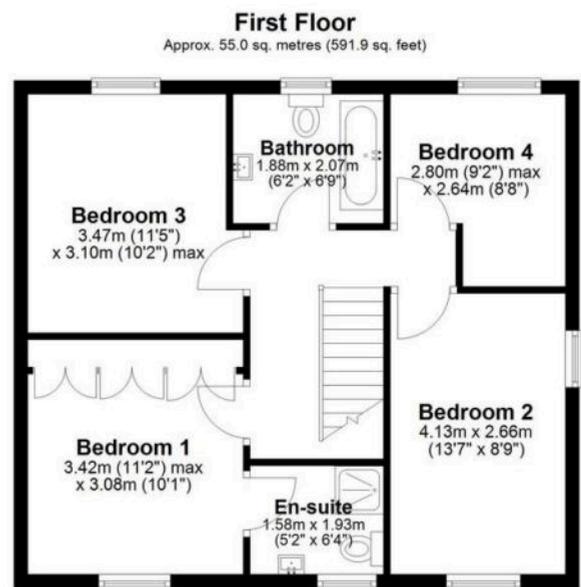
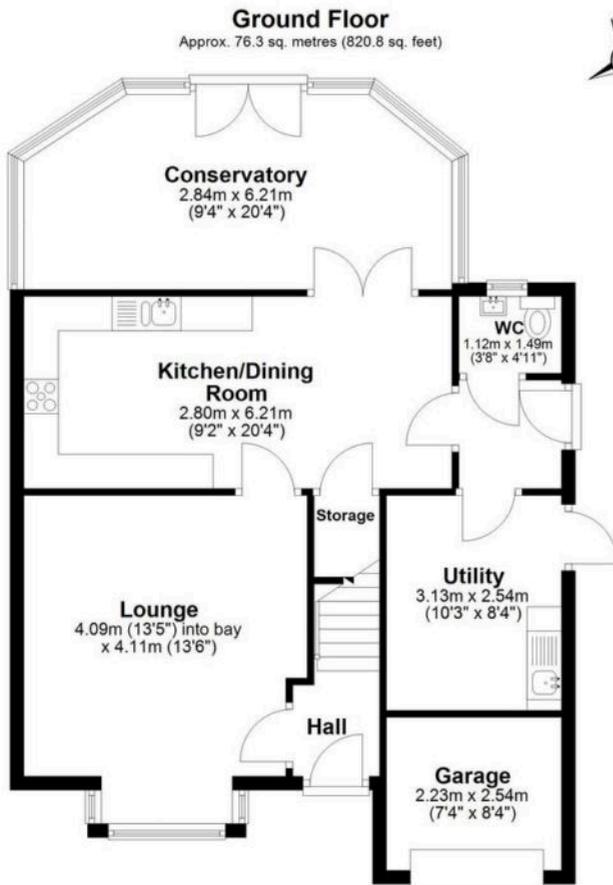
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea.



GENERAL INFORMATION

- › Council Tax band: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





Total area: approx. 131.2 sq. metres (1412.7 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.