

53 Lytham Close, Great Sankey

Warrington

Offers in Region of **£589,950**

53 Lytham Close

Great Sankey, Warrington

Immaculate five bed detached home with four receptions, stunning open plan kitchen, orangery, luxury bathrooms, double garage, solar panels, and stylish south facing garden. No chain. Sought-after location.
Council Tax band: F

Tenure: Freehold

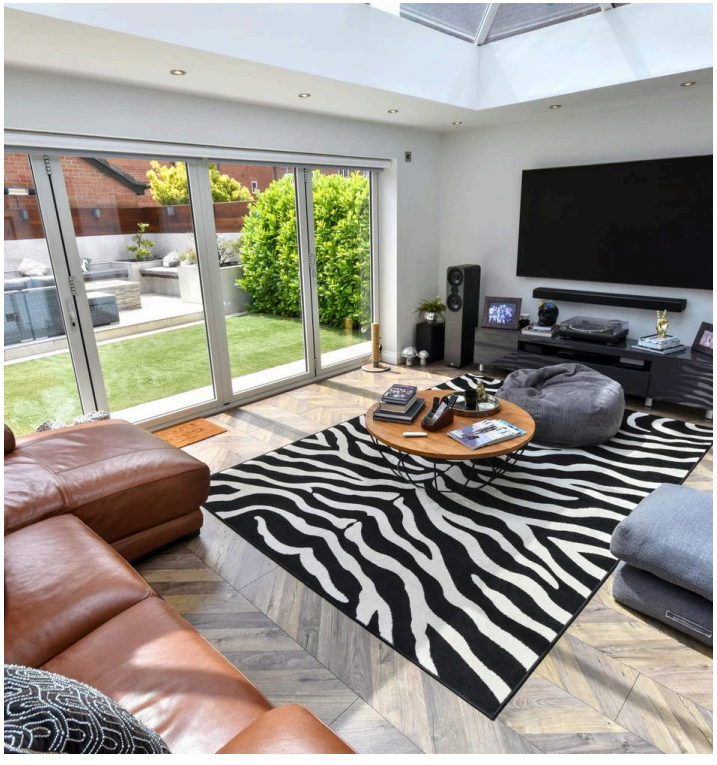
EPC Energy Efficiency Rating: A

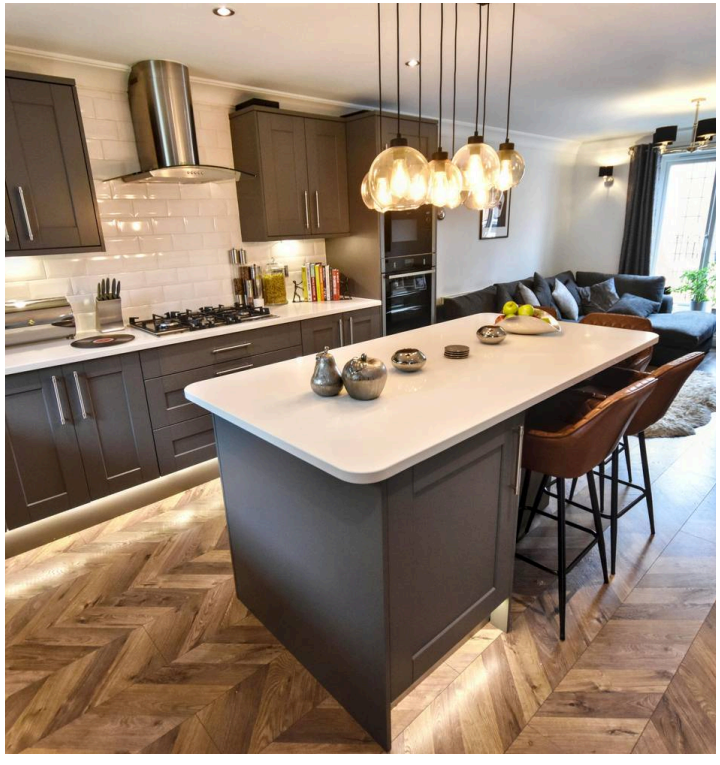
EPC Environmental Impact Rating:

- EXCEPTIONAL DETACHED FAMILY HOME
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- BESPOKE OPEN PLAN KITCHEN WITH NEFF INTEGRATED APPLIANCES
- SOLAR EDGE OPTIMISED SYSTEM
- SPACIOUS ORANGERY EXTENSION BUILT IN 2019 WITH BI-FOLD DOORS AND TINTED ROOF
- RESIN DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- PROFESSIONALLY LANDSCAPED GARDEN WITH GAS FIRE PIT, INFRA-RED HEATING AND PORCELAIN TILES
- PROPERTIES OF THIS CALIBRE RARELY COME TO MARKET
- FREEHOLD TITLE & NO UPWARD CHAIN

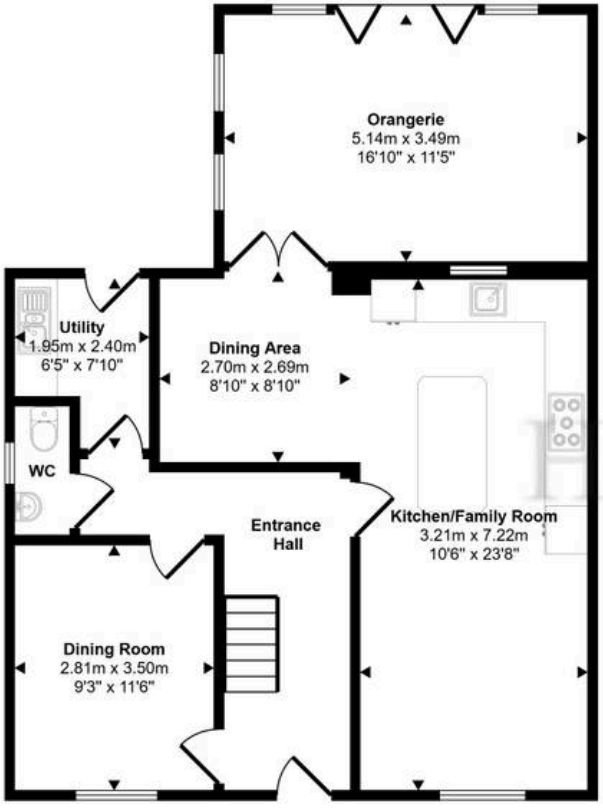




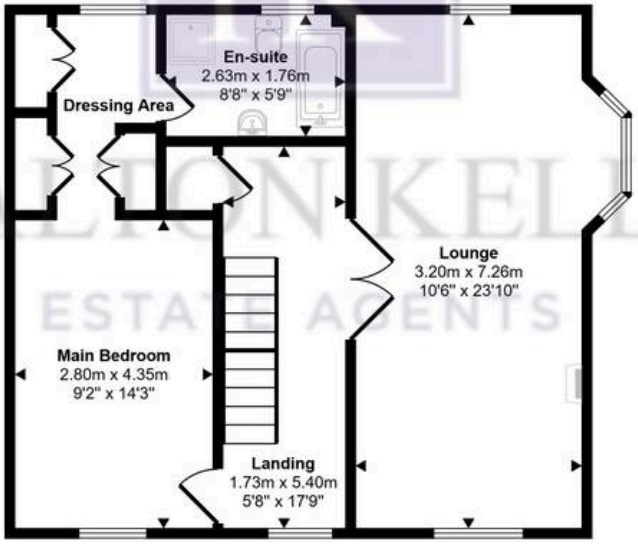




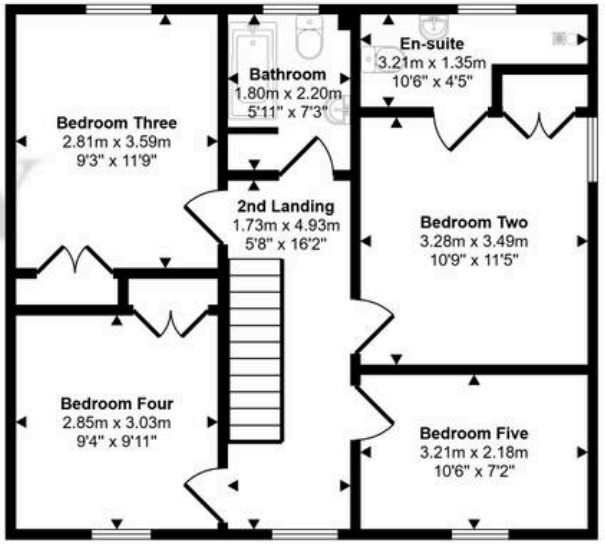
Approx Gross Internal Area
197 sq m / 2123 sq ft



Ground Floor
Approx 79 sq m / 846 sq ft



First Floor
Approx 59 sq m / 640 sq ft



Second Floor
Approx 59 sq m / 637 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.