

Cottesmore Close, Great Sankey Warrington

Detached Property • No Onward Chain • Perfect Family Home • Four Generous Bedrooms • Gorgeous Interior
• Modern Kitchen • Finished to a High Standard • Converted Garage • Driveway Parking • Desirable Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside this stunning home through a glamorous hallway, complete with elegant porcelain tiles and exquisite décor, instantly setting the tone for the rest of the house. To the front, the luxurious and spacious lounge is bathed in natural light from a stunning bay window, creating an inviting and serene atmosphere. The lounge provides a welcoming atmosphere, enhanced by high-quality fixtures and tasteful décor.

At the heart of the home lies a contemporary kitchen designed for both style and functionality. Featuring sleek cabinetry, integrated appliances, and generous workspace, it is perfect for hosting family gatherings or entertaining guests. A striking central island and a dining area seamlessly connect to outdoor living via the patio doors, creating a natural flow between indoor and outdoor living. Adjacent to the kitchen, a convenient utility room and WC provide practicality, while a versatile home office at the front of the house offers the flexibility to suit modern living needs.



Upstairs, each of the four generously sized bedrooms offers a private sanctuary with ample space for relaxation and storage. The principal bedroom is a true retreat, complete with built-in wardrobes and a modern En-suite bathroom. A beautifully appointed family bathroom with a contemporary three-piece suite serves the remaining bedrooms.

GARDEN

To the rear, this beautiful home features a meticulously designed private garden, ideal for relaxing and entertaining. It includes an artificial lawn and a stylish patio, perfect for summer gatherings. The garage has been thoughtfully converted into a versatile space, currently used as a home gym and bar, and can easily adapt to suit your lifestyle. To the front, a generous driveway provides ample parking for multiple vehicles.



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. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages.

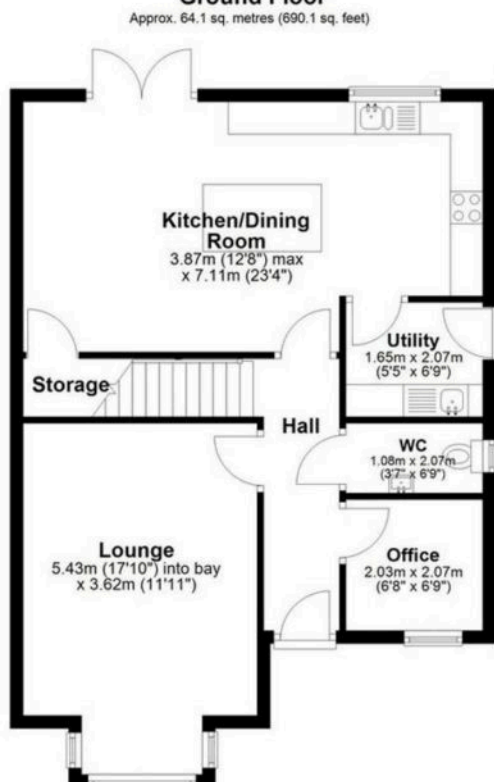
GENERAL INFORMATION

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



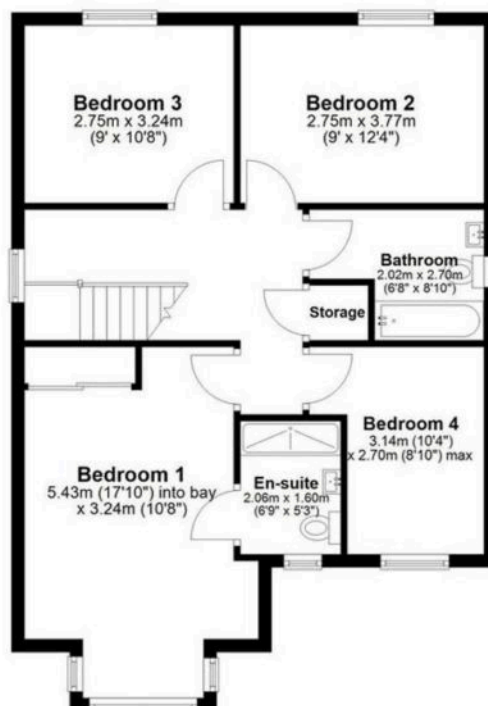
Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



Gym/Bar/Office

Approx. 15.6 sq. metres (168.1 sq. feet)



Total area: approx. 144.3 sq. metres (1552.9 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.