



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

SCAN
ME!



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

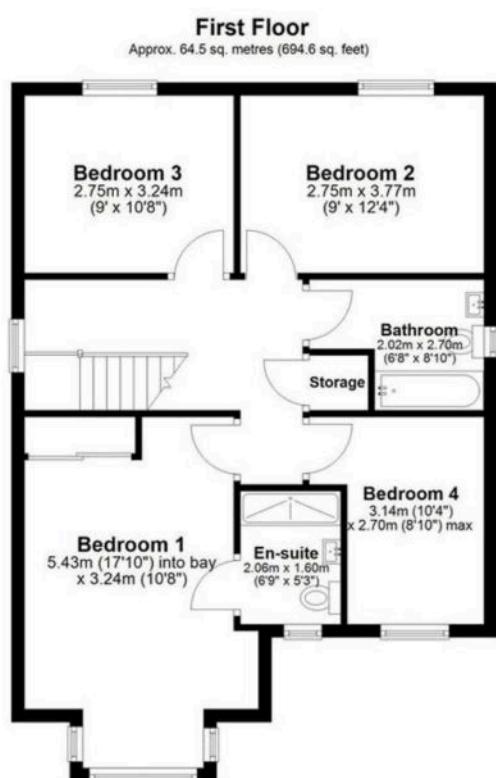
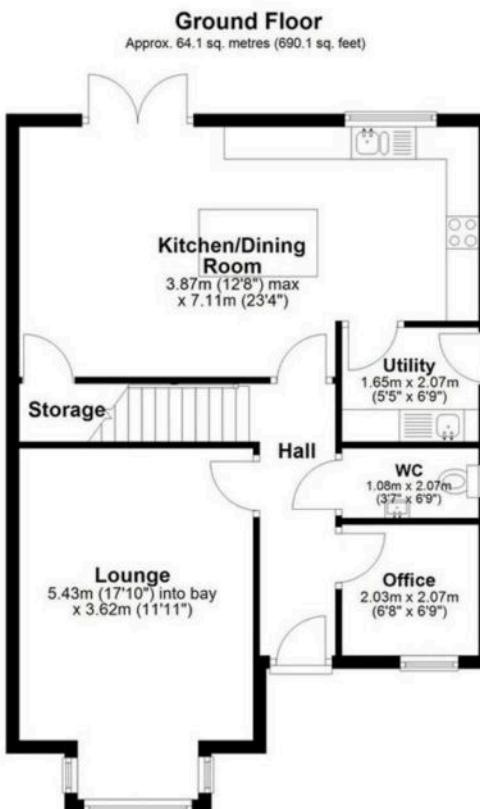
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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







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.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

