



63 Payne Close  
Great Sankey, WA5 1DU

Offers In The Region Of  
£214,000

END Of Four, Freehold Title, VACANT Possession, FOUR Bedrooms, Boiler FIVE Years Old, Four BEDROOMS, UPVC Double Glazed, Two STORAGE Sheds, TIMBER Decking, Upgraded by TENANT, RING For Details.

Nestled in the charming area of Great Sankey, this delightful End-Terrace house on Payne Close offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is designed to maximise space and light, creating a pleasant living environment throughout.

Great Sankey is known for its friendly community and excellent local amenities, making it a desirable location for both families and professionals. With easy access to nearby schools, parks, and shopping facilities, you will find everything you need within a short distance.

Externally the current occupants have made the back garden into a quirky, low maintenance entertaining space with storage sheds too.

## ENTRANCE HALLWAY

UPVC Double glazed front door, central heating radiator and stairs to first floor.



## WC

Low level WC, vanity sink unit and vinyl flooring.



**LOUNGE**

UPVC Double glazed window to the side elevation, French doors with adjacent windows to the rear elevation and central heating radiator.



**KITCHEN/DINER**

Fitted with a range of wall and base mounted units with ceramic work surfaces, tiled splashbacks, ceramic hob with extractor over, space for fridge/freezer, space for washing machine, integrated oven, stainless steel sink and drainer unit with mixer tap, laminate flooring and central heating radiator.

**LANDING**

Loft access.



**MAIN BEDROOM**

UPVC double glazed window to the rear elevation and central heating radiator.

**BEDROOM TWO**

UPVC double glazed window to the rear elevation and central heating radiator.

**BEDROOM THREE**

UPVC double glazed window to the front elevation and central heating radiator.

**BEDROOM FOUR**

UPVC double glazed window to the front elevation and central heating radiator.

**BATHROOM**

Fitted with a white suite comprising panelled bath with shower over, vanity sink unit, low level WC, vinyl flooring, UPVC double glazed window to the rear elevation and heated towel rail.



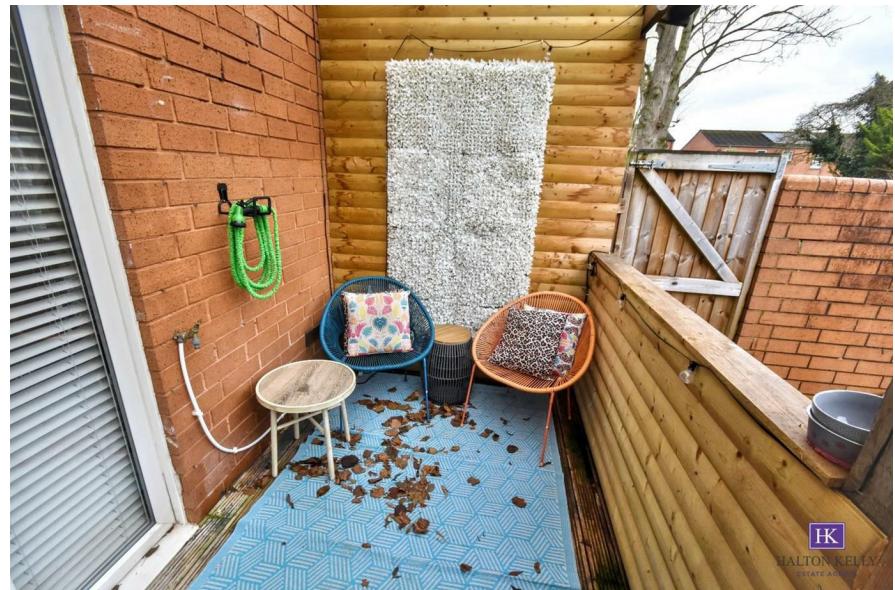
**GARDEN**

Covered decked area, Summerhouse, storage shed, artificial grassed area and gate to the side.



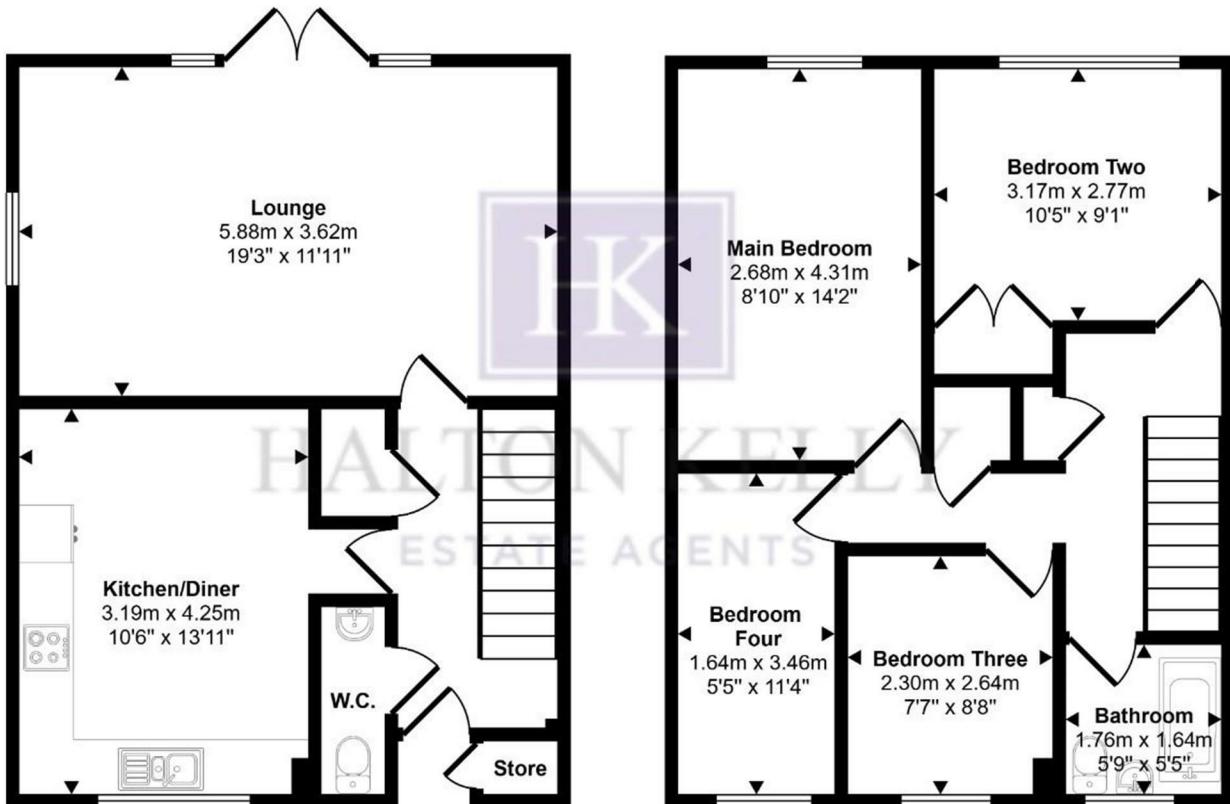
**OUTSIDE**

Parking is in the bays provided opposite the house.



IK  
HALTON KELLY  
ESTATE AGENTS

Approx Gross Internal Area  
94 sq m / 1014 sq ft



Ground Floor

Approx 46 sq m / 500 sq ft

First Floor

Approx 48 sq m / 514 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.



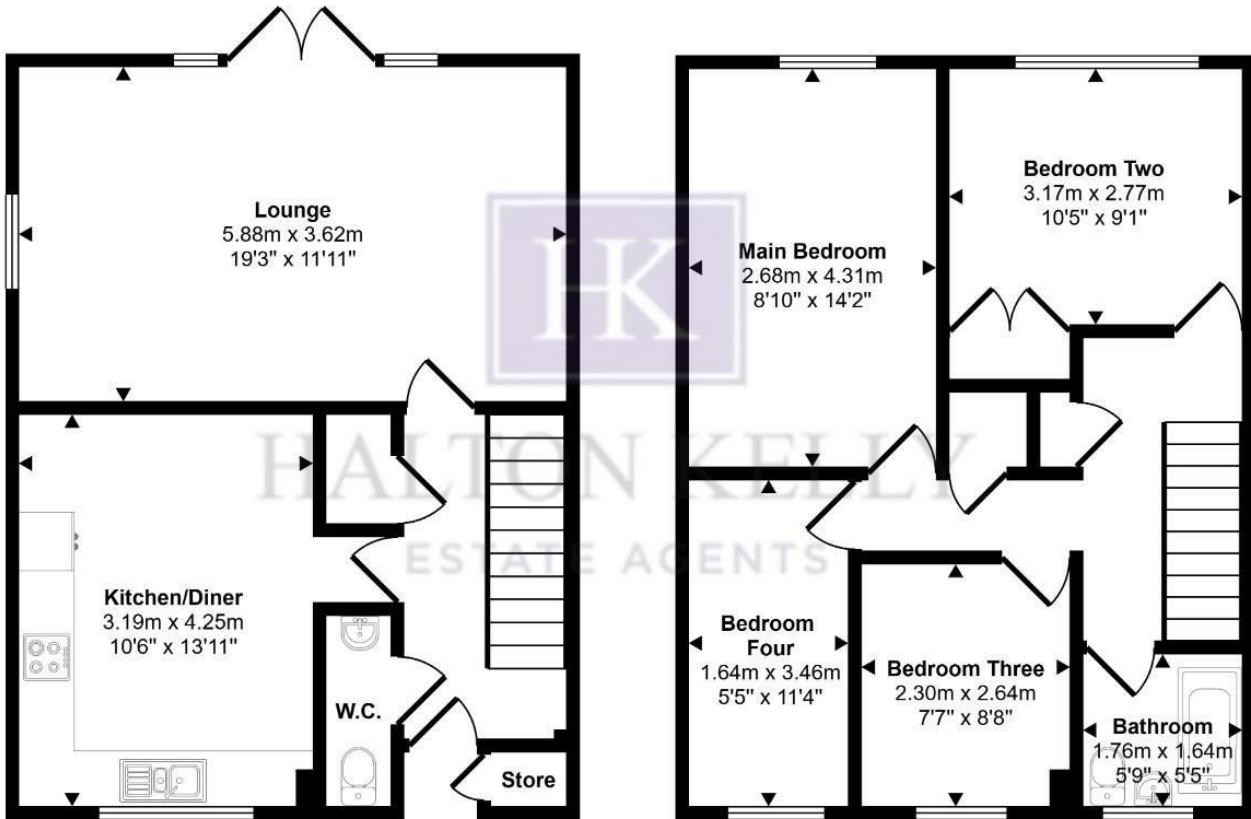
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
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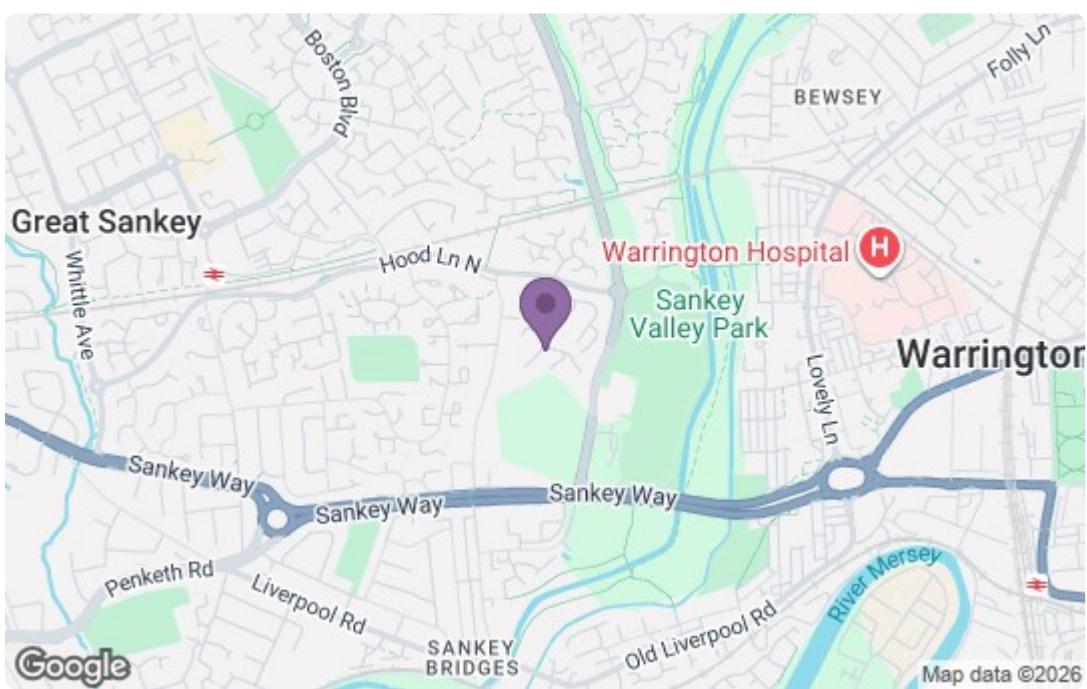
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.