



Cottesmore Close, Great Sankey Warrington, Cheshire

Discount To Market Scheme • Three Bedrooms • Desirable Location • Charming Garden • Driveway Parking
• Spacious Living • Light And Airy • Modern Interiors • Ideal Family Home • First Time Buyers



Mark Antony
SALES & LETTING AGENTS

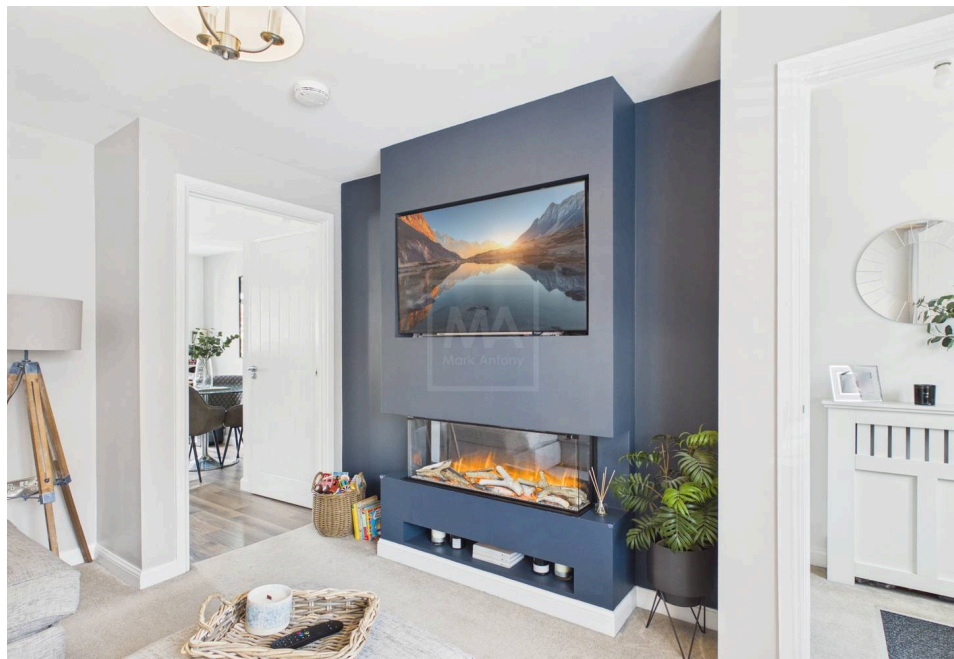


INTERIOR

As you enter this delightful home, you are welcomed into a bright and inviting living room, filled with natural light and offering the perfect space for relaxing or spending quality time with family. The room is further enhanced by a stylish electric fireplace, creating a warm and attractive feature within the space.

Flowing seamlessly from the living area, you'll find a convenient downstairs WC, ideal for both residents and guests. Continuing through the home, you are greeted by an open-plan kitchen and dining space. The kitchen features sleek, modern finishes, integrated appliances, and ample countertop space, making it perfect for preparing home-cooked meals. The dining area provides a wonderful setting to enjoy meals while overlooking the garden. The ground floor also benefits from generous storage space.

Ascending to the first floor, you will find bedrooms two and three. Bedroom two offers a well-proportioned and comfortable space, ideal for rest and relaxation.

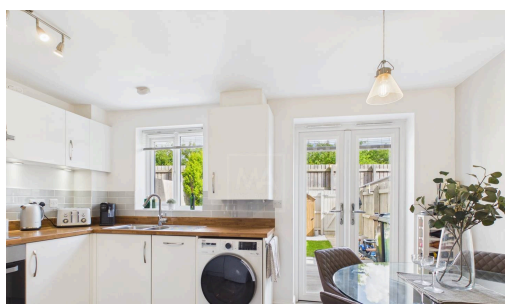
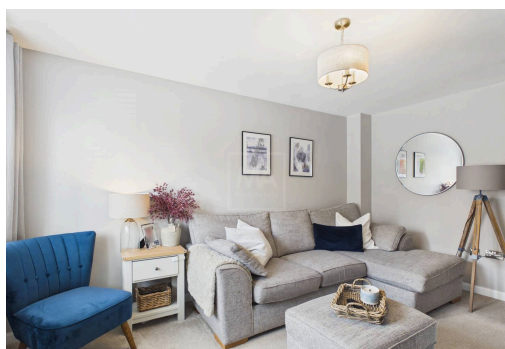


Nearby is a modern three-piece family bathroom, providing practicality for everyday living. Bedroom three is positioned further along the hallway and continues to offer good space and versatility.

The second floor is dedicated to the stunning master bedroom, complete with spacious fitted wardrobes and a contemporary en suite. This floor provides a peaceful and private retreat, perfect for unwinding at the end of the day.

GARDEN

To the rear of the property lies a beautifully presented and meticulously maintained garden. Featuring a combination of decking, lush greenery, and a patio area, this outdoor space is ideal for year-round enjoyment and offers a perfect setting for entertaining family and friends.

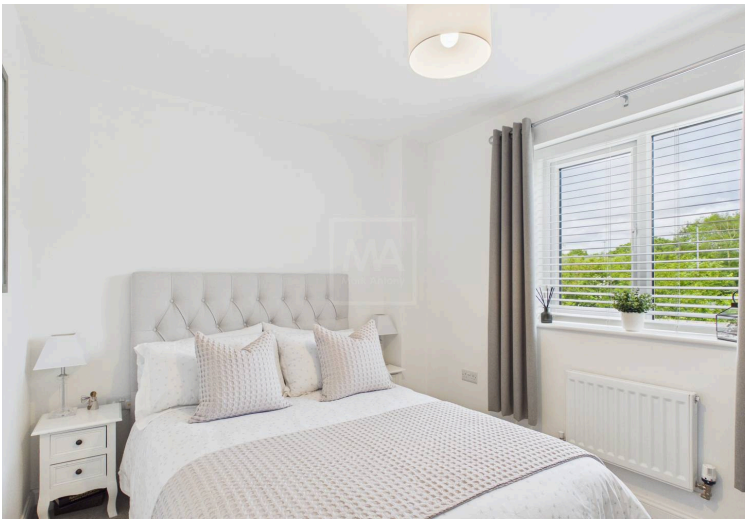


LOCATION:

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: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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.



Warrington's Highest Rated Agent

