



15 Chelsea Gardens, Great Sankey, Warrington, WA5 1QS
Offers in excess of £190,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located in a popular area with access to amenities and transport links plus accessible to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and double glazed windows. There is a modern style dining kitchen with appliances plus a modern bathroom. Items of note include patio doors to the rear and a feature bay window to the lounge. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and dining kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

There are private gardens with patio and lawns plus external tap. The property benefits from driveway parking.

Tenure - Leasehold
Term - 999 years
Ground Rent - £50 pa.
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 13'1"(max) x 11'6"(max) (3.99m(max) x 3.53m(max))

With feature bay window and laminate flooring.

Dining Kitchen 14'9" x 8'2" (4.50m x 2.51m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, fridge freezer and washing machine. Access to store plus patio doors leading to rear garden.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 11'9"(max) x 8'6"(max) (3.60m(max) x 2.61m(max))

With carpets and curtains.

Bedroom 2 9'4" x 7'11" (2.87m x 2.42m)

With carpets and curtains.

Bedroom 3 6'6" x 6'1" (2.00m x 1.87m)

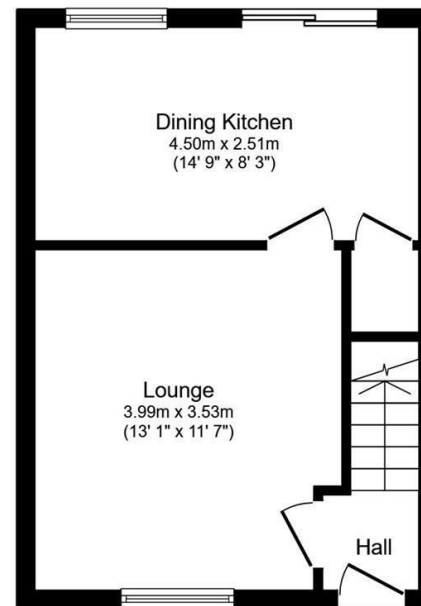
With carpets and curtains.

Bathroom 8'2"(max) x 5'10"(max) (2.50m(max) x 1.80m(max))

Having modern white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

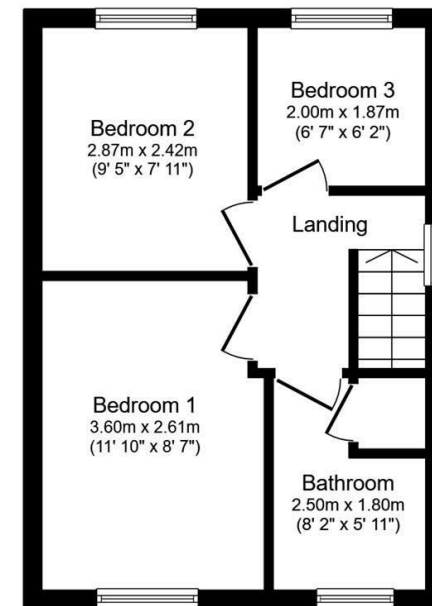
EXTERNAL

There are private gardens with patio and lawns plus external tap. The property benefits from driveway parking.



Ground Floor

Floor area 29.7 sq.m. (320 sq.ft.)



First Floor

Floor area 29.7 sq.m. (320 sq.ft.)

Total floor area: 59.5 sq.m. (640 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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