



17 Wharfdale Close
Warrington, Cheshire WA5 3DY

Price
£435,000

EXTENDED Detached Home, Four BEDROOMS, EN-SUITE To Main, Orangerie to REAR, HIGH GLOSS Kitchen/Diner, Freehold TITLE, BAY FRONTED Lounge, Vacant POSSESSION, BESPOKE Interior, Landscaped GARDENS.

Located in the charming area of Wharfdale Close, Great Sankey, Warrington, this beautifully presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house is set in a peaceful neighbourhood, perfect for those who appreciate a tranquil environment while still being close to local amenities and transport links.

This property presents an excellent opportunity for anyone looking to settle in a friendly community, with plenty of space for both living and entertaining. Whether you are a growing family or simply seeking a comfortable home, this house in Great Sankey is sure to meet your needs. Don't miss the chance to make this lovely property your own.

ENTRANCE HALLWAY

UPVC double glazed front door, Oak style door to lounge, laminate flooring and central heating radiator.

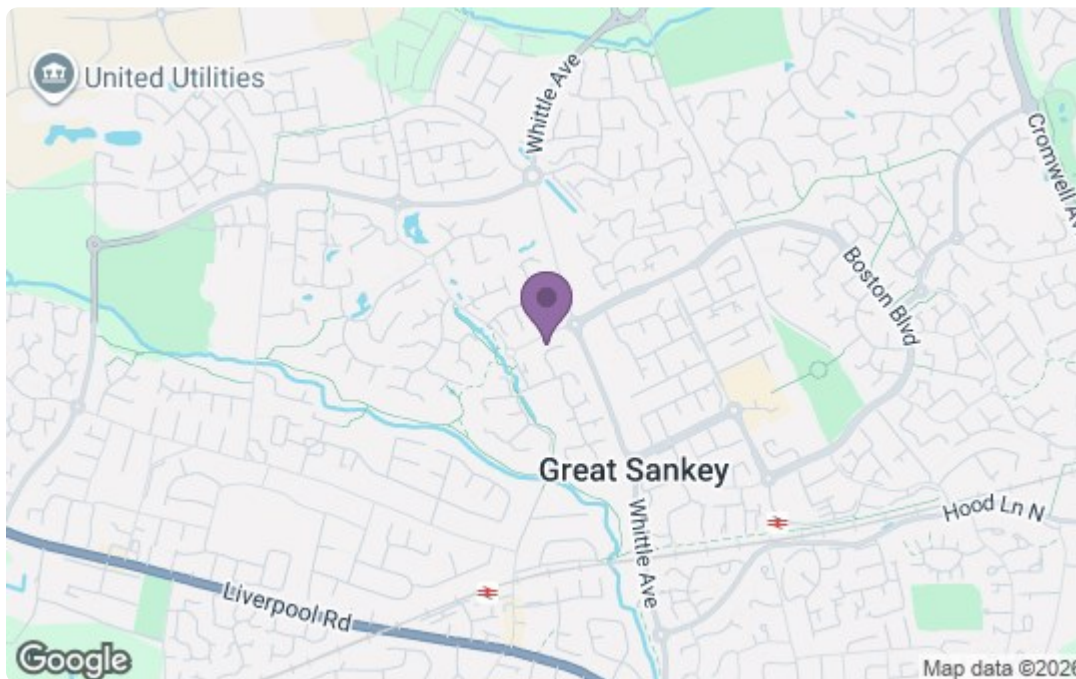
Approx Gross Internal Area
140 sq m / 1508 sq ft



Ground Floor
Approx 84 sq m / 909 sq ft

First Floor
Approx 56 sq m / 599 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.