



8 Waterways Great Sankey, WA5 1HA

Offers In The Region Of
£304,950

SPACIOUS Link Detached, Rare FIND, FANTASTIC Secluded Plot, Total PRIVACY, EXTENDED Accommodation, Freehold TITLE, NO Onward Chain, Three BEDROOMS, SINGLE Garage & Driveway, GARDENS To Three Sides.

Waterways is a quiet cul-de-sac in a convenient location and this property has been owned by our clients from new. The plot is a rarity in this area along with the fact it backs onto Sankey Valley Park. Boasting spacious living space having been extended this property will appeal to a number of potential buyers. Warrington Hospital is within close proximity and for any keen gardeners and those that love privacy this is a must see!

The accommodation comprises Entrance Hallway, WC, Dining Room with feature bay, Fitted Kitchen with appliances, Lovely Lounge with feature fireplace, Conservatory with heating, Landing, Two Double Bedrooms with fitted wardrobes, a Single bedroom with wardrobe and Family Bathroom.

Externally there is a driveway with adjacent front garden leading to a single garage, mature gardens to the rear and side with patio areas and storage shed.

ENTRANCE HALLWAY

UPVC double glazed front door, central heating radiator and oak veneered flooring.



DINING ROOM

UPVC double glazed box bay window, understairs storage cupboard, boiler cupboard and central heating radiator.



KITCHEN

Fitted with a range of high and base level cupboards, ceramic worksurfaces, one and a half bowl stainless sink unit with mixer tap, tiled splashback, plumbing for washing machine, American style fridge/freezer, integrated gas hob with extractor over, microwave, oven/grill, undercounter lighting, tiled splashback, UPVC double glazed rear door, UPVC double glazed window to the rear elevation and vinyl flooring.



LOUNGE

UPVC double glazed windows to two sides, feature living flame gas fire, central heating radiator and UPVC double glazed patio doors into conservatory.

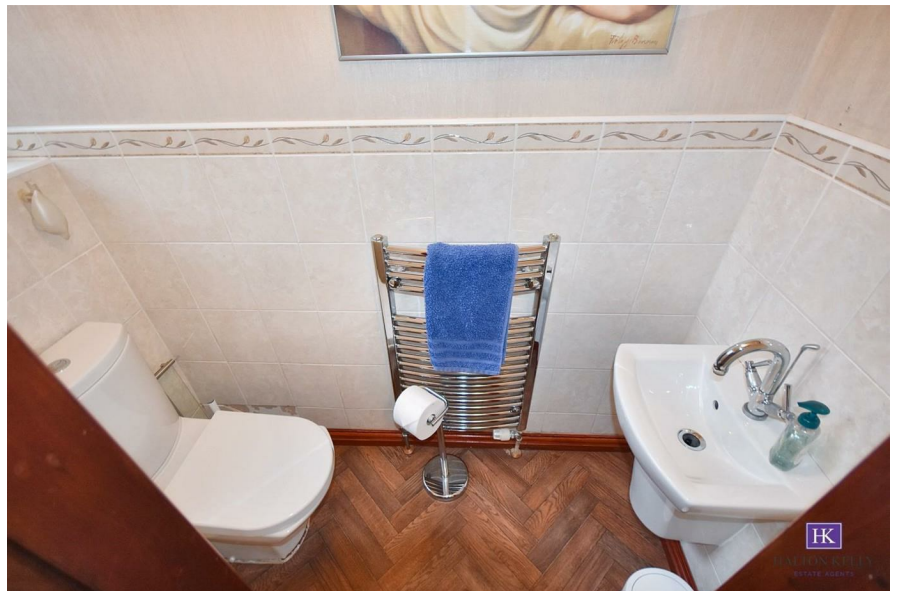


CONSERVATORY

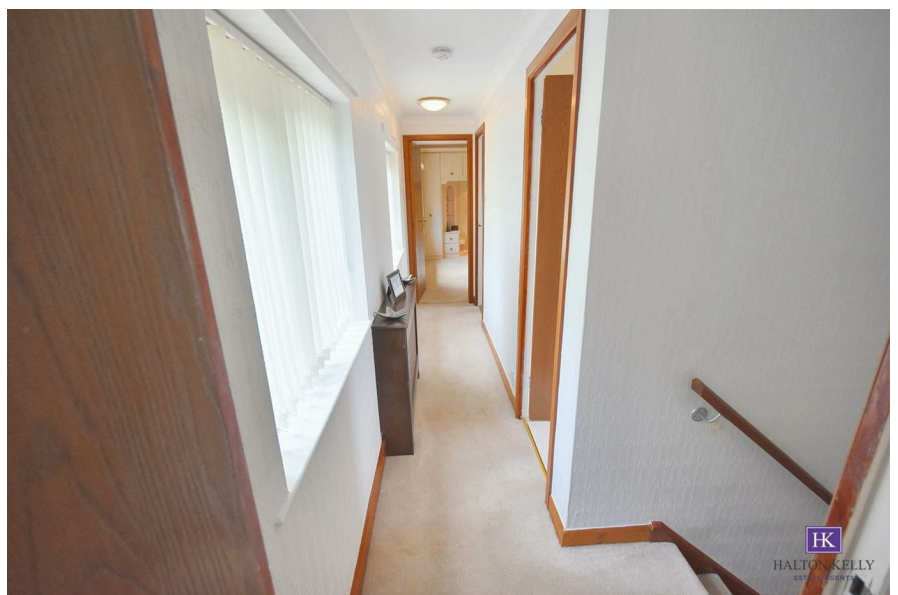
Hardwood double glazed with tiled flooring and central heating radiators.

**WC**

Low level WC, wall mounted wash hand basin, heated towel rail and oak veneered flooring.

**LANDING**

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



BEDROOM ONE

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



BEDROOM TWO

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



BEDROOM THREE

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



BATHROOM

Fully tiled with three piece suite comprising oversized corner shower cubicle with mains shower, vanity sink unit, low level WC, heated towel rail, tiled floor, loft access and UPVC double glazed window to the rear elevation.



GARDEN

Predominantly laid to lawn with mature shrubs and trees, circular patio area, decking, dwarf feature wall, gate and storage shed.



SIDE GARDEN

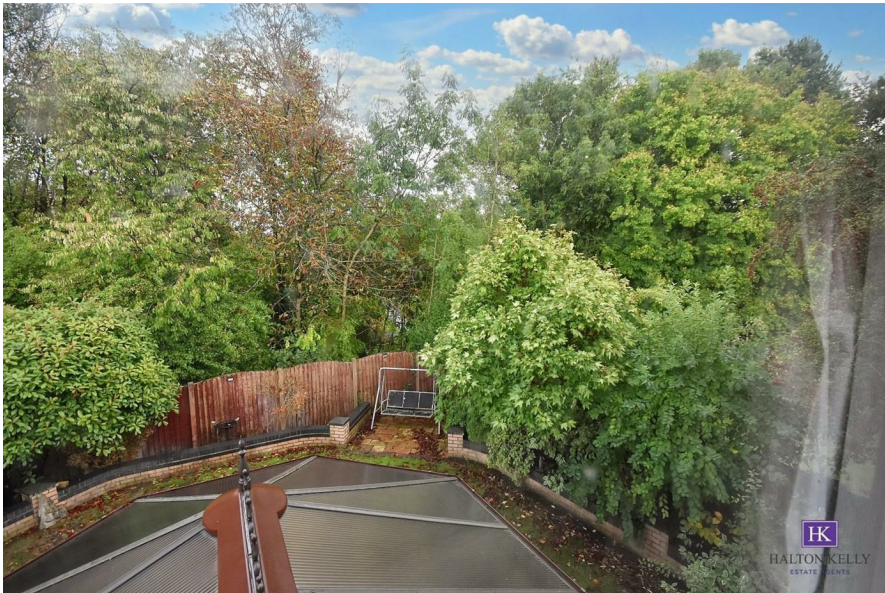
Paved hardstanding for shed, grassed area and gate.

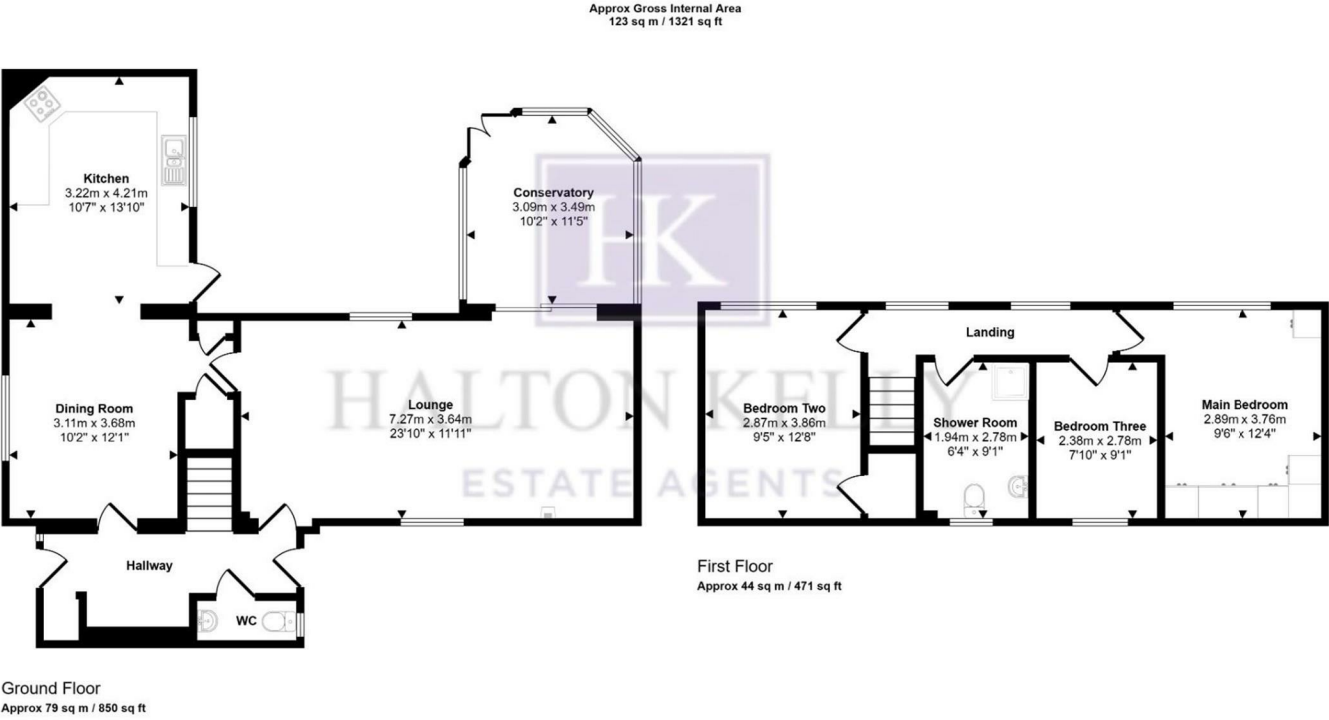


OUTSIDE



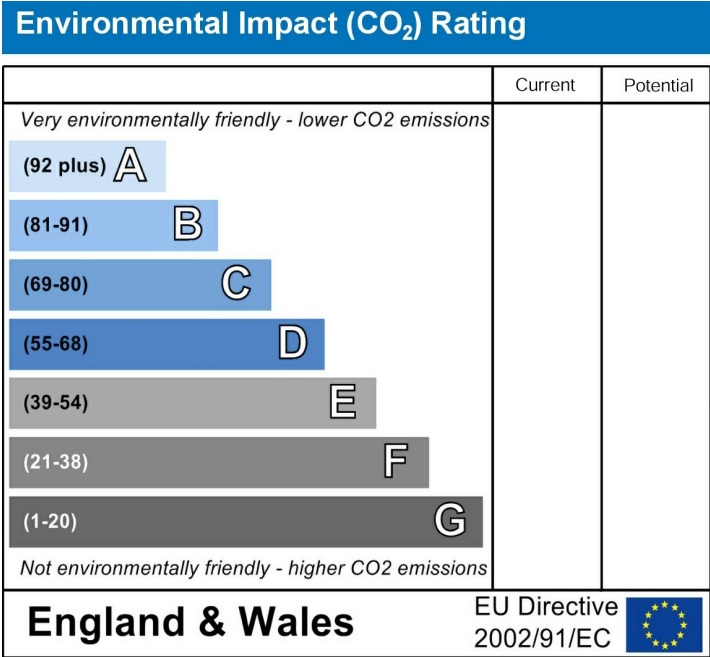
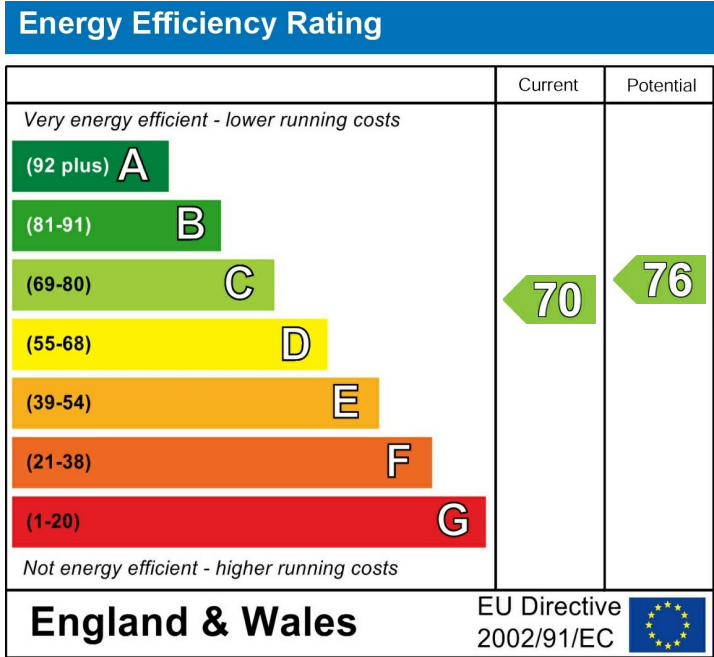
VIEW



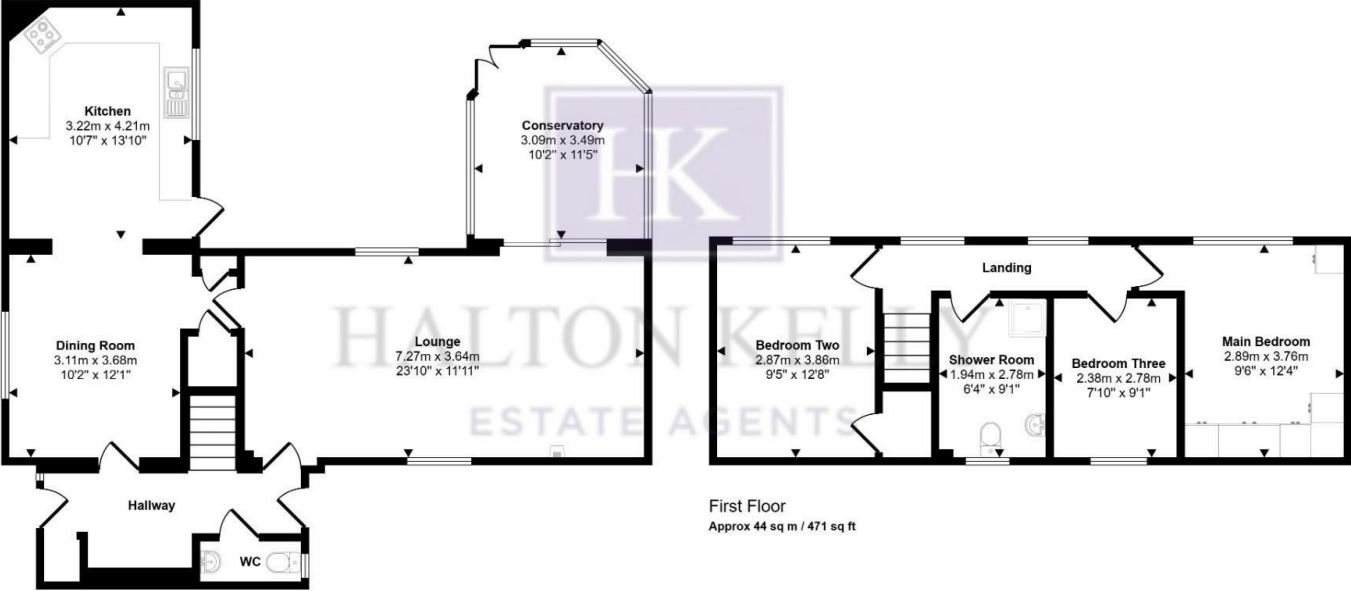


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

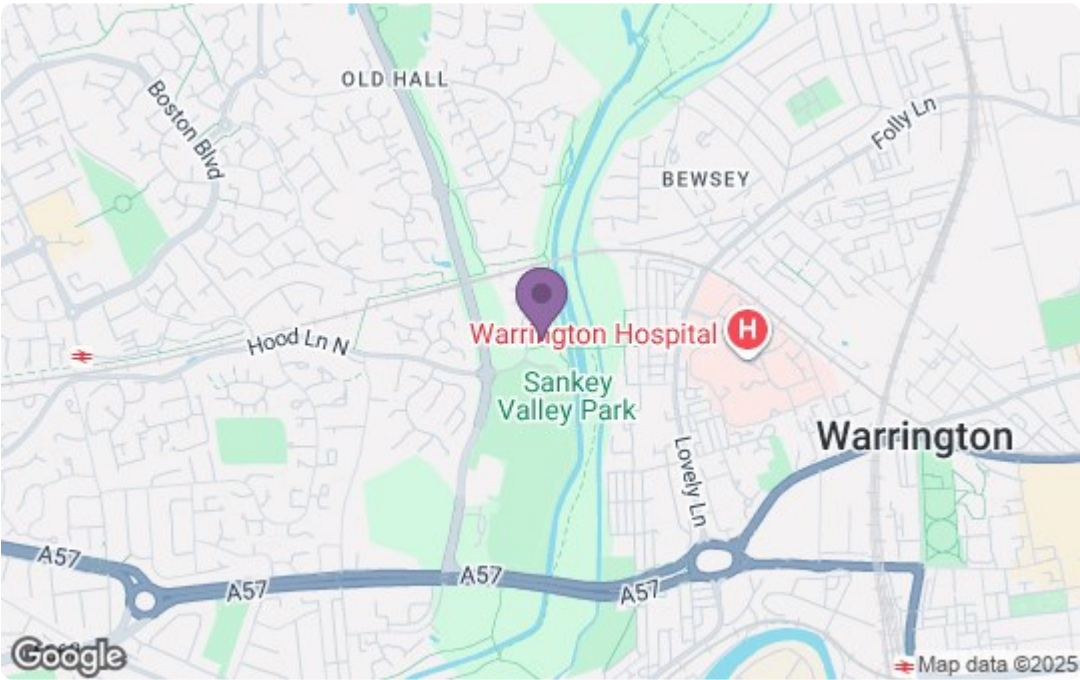




Approx Gross Internal Area
123 sq m / 1321 sq ft



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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		
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.