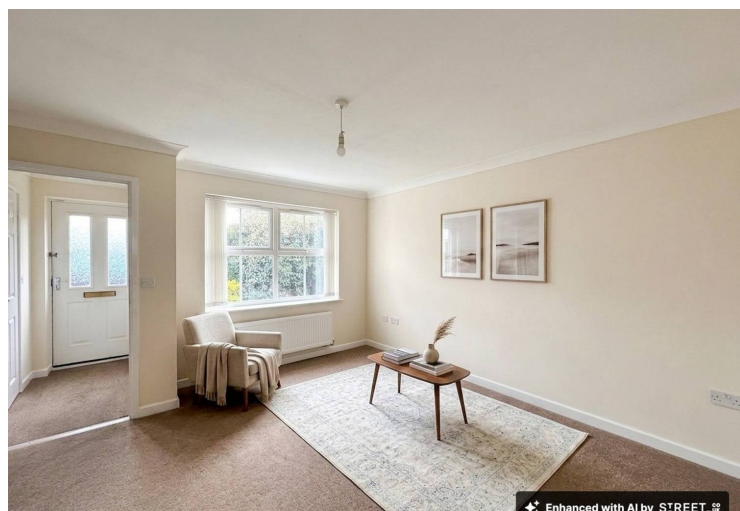


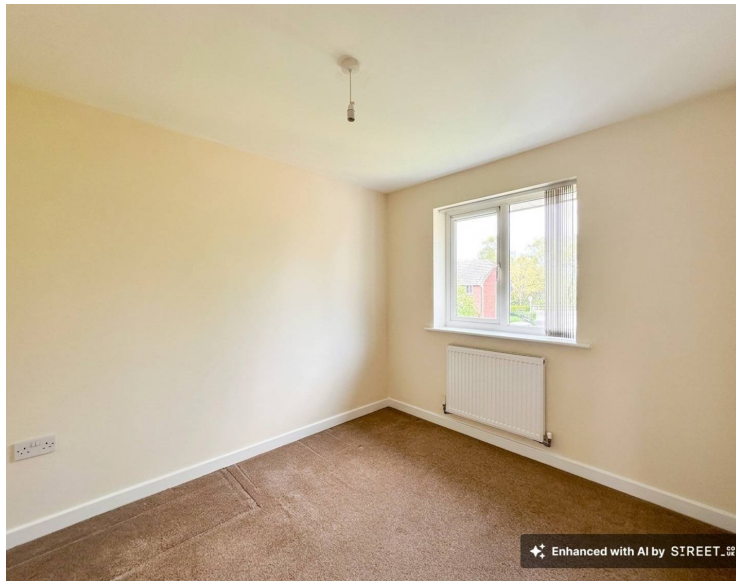


6 Alconbury Close, Great Sankey

£244,995 Freehold

Modern 3 bedroom semi detached home set in quiet cul de sac in WA5 • Double driveway and gardens to the front and rear • Open plan kitchen diner with patio doors leading into the rear garden • Downstairs toilet • Being sold freehold with no onward chain • Fully redecorated to give a neutral template to add your own stamp to the property • Just a short walk to Warrington West train station • Close to Sankey Valley Park and Warrington Hospital





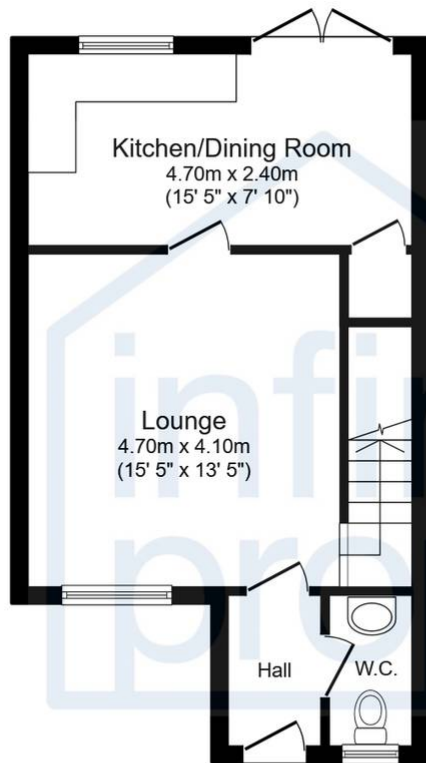
Welcome to this beautifully presented modern three-bedroom semi-detached home, ideally nestled within a peaceful cul de sac in the sought-after WA5 area. From the moment you arrive, the inviting double driveway and attractive frontage set the tone for the elegance and comfort found within. Step inside to discover a thoughtfully designed layout, featuring a welcoming entrance hall that leads to a spacious open plan kitchen diner, perfectly suited for both family life and entertaining. The kitchen is fitted with contemporary units and integrated appliances, with patio doors that fill the space with natural light and create a seamless flow between indoors and outdoors. A convenient downstairs toilet adds to the practicality of the ground floor. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for relaxation or home working, along with a modern family bathroom. The property benefits from double glazing throughout and efficient gas central heating, ensuring a warm and energy-efficient environment year-round. This home is being sold freehold with no onward chain, offering a straightforward and stress-free purchase for the discerning buyer. The location is truly exceptional, just a short walk from Warrington West train station, providing swift links to Manchester, Liverpool and beyond, making it perfect for commuters. Families will appreciate the proximity to highly regarded local schools, while the nearby Sankey Valley Park offers scenic walking and cycling routes for leisure and wellbeing. Essential services such as Warrington Hospital are close at hand, as well as an array of supermarkets, dining options and every-day conveniences. With its blend of modern style, practical features and enviable location, this property presents a rare opportunity to secure a wonderful home in one of Warrington's most desirable neighbourhoods. Don't miss the chance to make this exceptional house your new home. Enquire now to arrange your viewing and take the first step towards a new chapter in comfort and style. The property is offered for sale on a freehold basis with no onward chain, ensuring peace of mind for your purchase.





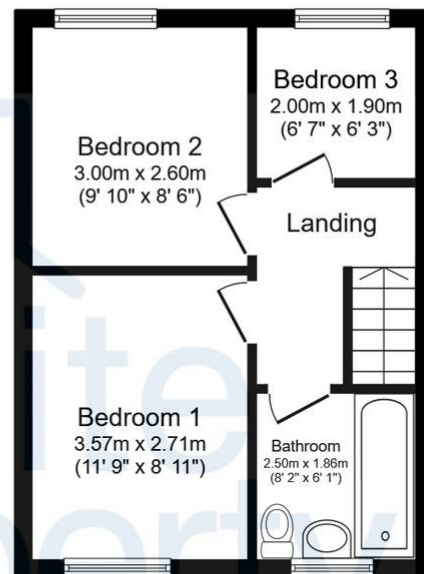
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor

Floor area 36.7 sq.m. (395 sq.ft.)



First Floor

Floor area 32.1 sq.m. (346 sq.ft.)

Total floor area: 68.8 sq.m. (740 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