



Cottesmore Close, Great Sankey Warrington, Cheshire

Semi Detached • Four Bedrooms • Freehold Title • Generous Garden • Close To Local Amenities • No Onward Chain • Driveway Parking • Excellent Location • Two Bathrooms • Move In Ready



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step into this beautifully presented home through a bright and welcoming hallway that immediately sets the tone for the space beyond. To the left, you'll find a stylish kitchen diner, with the kitchen positioned at the front of the property. It offers generous storage, ample worktop space, and a range of integrated appliances, while the adjoining dining area provides the perfect setting for both everyday living and entertaining. To the rear, the lounge is bathed in natural light, with elegant French doors opening onto the garden—ideal for seamless indoor-outdoor living. The ground floor is further enhanced by a convenient W.C. and additional storage.

Upstairs, the first floor hosts three well-proportioned bedrooms, thoughtfully arranged to maximise privacy. Bedrooms two and three benefit from built-in wardrobes, and all rooms are served by a contemporary four-piece family bathroom, perfect for unwinding. The top floor is a true highlight of the home, featuring a stunning principal bedroom flooded with natural light. Complete with built-in wardrobes and a sleek en suite, this space offers a luxurious and peaceful retreat.



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LOCATION

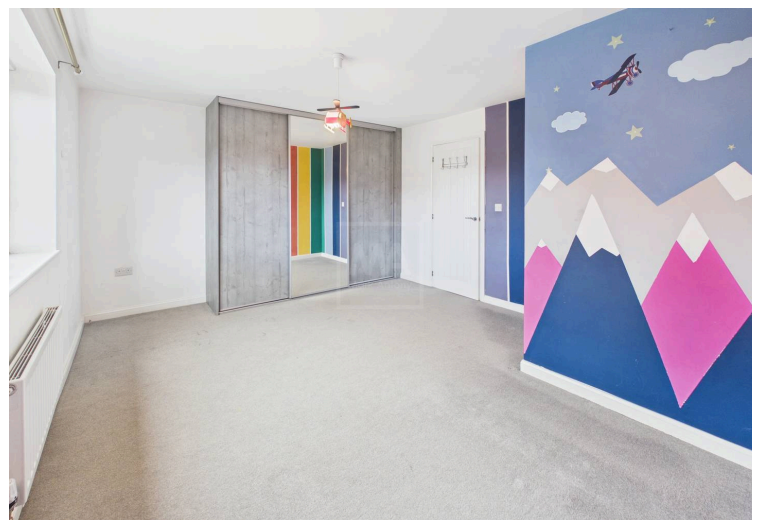
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





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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.



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