



Cottesmore Close Great Sankey

Freehold Title • Four Bedrooms • Sought After Location • Charming Garden • Spacious Living • Beautifully Presented • Close To Local Amenities • Driveway Parking • Close To Local Schools • Ideal Family Home



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SALES & LETTING AGENTS



INTERIOR

Upon entering this charming home, you are welcomed by a generous hallway that sets the tone for the space beyond. The first room you encounter is the well-positioned study – an ideal retreat for working from home, offering a calm environment that helps keep work and home life distinct.

Continuing through the property, you arrive at the stunning lounge, where double doors open out to the garden and flood the room with natural light. This inviting space is perfect for family time and unwinding after a long day. Following the natural flow of the home, you reach the open-plan kitchen and dining area, designed to make preparing home-cooked meals a pleasure and providing an excellent setting for gatherings and entertaining. The adjoining utility room enhances the practicality of the layout, and this floor also benefits from a WC and additional storage.

Ascending the stairs, you'll find all four generously sized bedrooms. Bedroom One offers a touch of luxury with its private ensuite and ample wardrobe space. The remaining three bedrooms provide comfortable areas for rest and relaxation, while the family bathroom is conveniently located at the centre of the floor. Further storage solutions are also thoughtfully incorporated.



GARDEN

At the rear of this charming home lies a generous garden, perfect for soaking up the summer sun or hosting memorable family gatherings. A thoughtful blend of patio and lawn creates a versatile outdoor space suited to all kinds of activities. The property also benefits from a private driveway, offering added convenience and peace of mind.

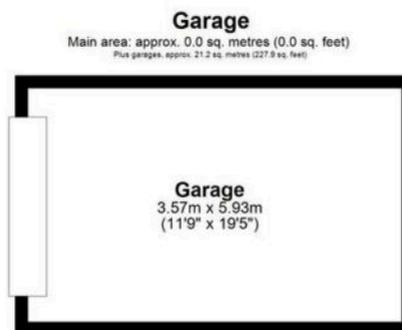
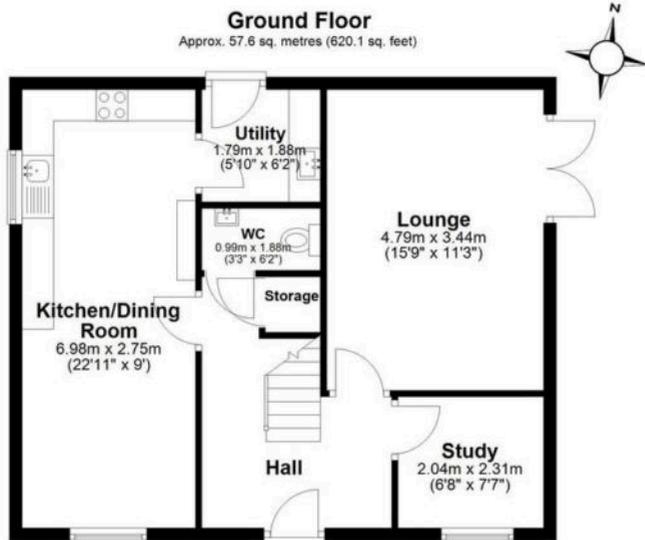
LOCATION

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: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





Main area: Approx. 115.5 sq. metres (1243.3 sq. feet)
Plus garages: approx. 21.2 sq. metres (227.9 sq. feet)

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.