

# 21 Pinehurst Walk Great Sankey, WA5 £279,950

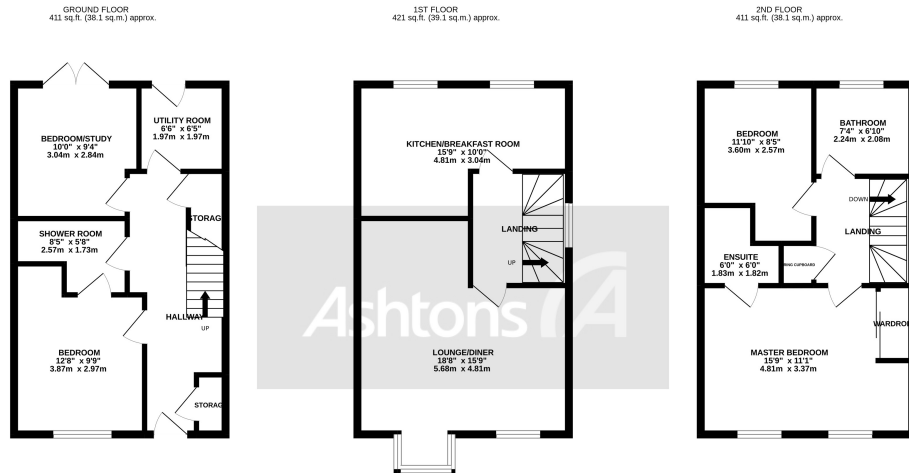


We offer for sale this fantastic end Town House which boasts accommodation over three stories with a generous sized rear garden this property must be viewed at your earliest opportunity. Pinehurst Walk Place sits within Chapelford Village, a large development within the popular residential area of Great Sankey.

 x 4  x 3

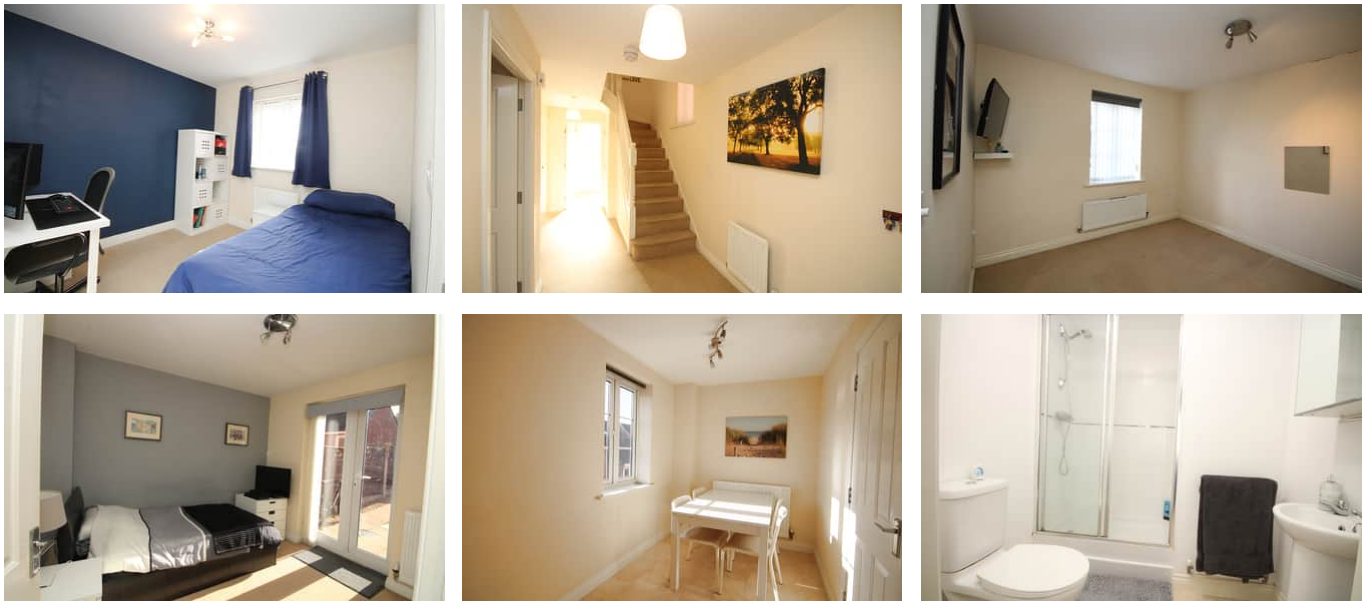
[See more of this house at ashtons.net](http://ashtons.net)





TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We offer for sale this fantastic end Town House which boasts accommodation over three stories with a generous sized rear garden this property must be viewed at your earliest opportunity. Pinehurst Walk Place sits within Chapelford Village, a significant development within the popular residential area of Great Sankey. It boasts its own schooling facilities, family-friendly public house, outstanding parkland, train station, and supermarket. In brief, the property comprises; an entrance hall, a ground floor bedroom with jack and jill access to a shower room a cleverly designed utility area making great use of the space with a further optional bedroom to the ground floor (see floorplan), the first floor consists of a kitchen/breakfast room and a large 'L' shaped living room with a feature bay window. To the top floor are two further bedrooms the entire width of the house one being the master both a good size, landing area, and a modern family bathroom, in addition, the master bedroom has its own ensuite. Outside the rear garden is majority gravel offering great scope for landscaping, it enjoys much of the day's sunshine and has a secure fenced perimeter leading to the Allocated parking space and garage to the rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		B2
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			

www.ashtons.net



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>