



54 Tensing Close
Great Sankey
Warrington, WA5 8FN



0151 424 5100
info@mylerestates.com



Tensing Close

Great Sankey, Warrington, WA5 8FN

Offered to market with NO ONWARD CHAIN, this FOUR BEDROOM DETACHED PROPERTY, IDEAL FAMILY HOME, RECENTLY REFURBISHED, Newly fitted UPVC Double-Glazing, Located just off Burtonwood Road in an incredibly POPULAR AREA OF GREAT SANKEY with easy access to LOCAL AMENITIES, ROAD AND RAILWAY LINKS, Gemini Retail Park is also just a stone's throw away with a GOOD VARIETY OF SHOPS AND RESTAURANTS within walking distance. LARGE DRIVEWAY offers plenty of OFF ROAD PARKING, GARAGE with full power and lighting, GOOD SIZED REAR ENCLOSED GARDEN. EARLY VIEWING IS HIGHLY RECOMMENDED.





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door, Carpet to floor, Ceiling light, Radiator. Stairs to first floor and doors to cloakroom, lounge, kitchen and dining room.

Cloakroom

Vinyl to floor, Ceiling light, Radiator, UPVC double glazed window, Wall mounted hand wash basin, low level W/C.

Lounge

4.28m x 3.90m (14' 1" x 12' 10")
Carpet to floor, Two ceiling lights, Radiator, Rear aspect double glazed French doors leading to garden, Coal effect gas fire in surround.

Kitchen

3.91m x 2.92m (12' 10" x 9' 7")
Vinyl to floor, rear aspect UPVC double glazed window. Kitchen comprises of a range of wall and base units with work surface over, Stainless steel sink and mixer tap, stainless steel cooker with extractor canopy. Space for fridge freezer, archway to utility room.

Utility Room

1.86m x 1.63m (6' 1" x 5' 4")
Vinyl to floor, Ceiling light, Radiator, panel door leading to side of property, worktop with stainless steel sink and storage cupboard below. Space for washing machine and dryer.

Dining Room

3.57m x 2.78m (11' 9" x 9' 1")
Vinyl to floor, ceiling light, Radiator, UPVC double glazed bay window.

First Floor

Stairs & Landing

Carpet to floor, Ceiling light, Radiator, Storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

4.13m x 3.85m (13' 7" x 12' 8")
Front aspect UPVC double glazed window, Carpet to floor, ceiling light, range of fitted wardrobes and door to En-Suite.

En Suite

Vinyl to floor, Ceiling light, radiator, UPVC double glazed window, shower cubicle with electric shower, vanity hand wash basin, low level W/C.

Bedroom Two

3.41m x 3.07m (11' 2" x 10' 1")
Rear aspect UPVC double glazed window, carpet to floor, ceiling light, range of fitted wardrobes, radiator.

Bedroom Three

3.45m x 2.43m (11' 4" x 8' 0")
Front aspect UPVC double glazed window, carpet to floor, ceiling light, range of fitted wardrobes, radiator.

Bedroom Four

2.85m x 2.44m (9' 4" x 8' 0")
Rear aspect UPVC double glazed window, carpet to floor, ceiling light, range of fitted wardrobes, radiator.

Bathroom

Vinyl to floor, ceiling light, radiator, Wooden obscure double glazed window. Newly fitted bathroom comprises of a Panel-enclosed bath with shower mixer tap, Pedestal hand wash basin and low level W/C.

External

Front

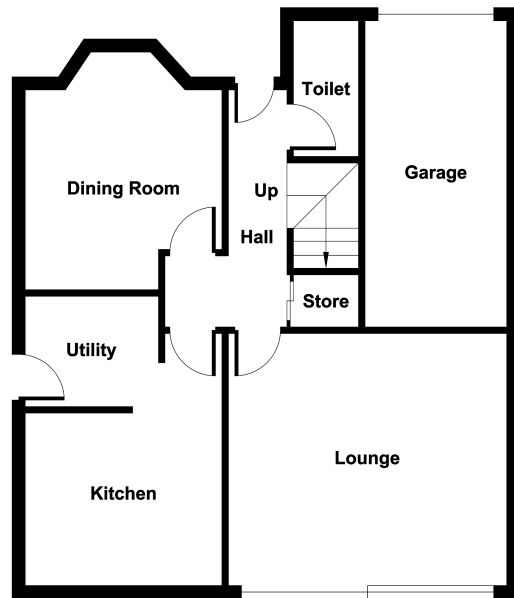
Large driveway with side access to rear of property, good sized lawn area.

Rear

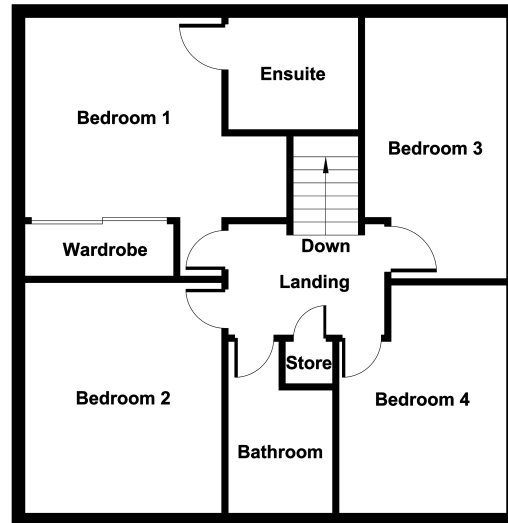
Bound by wood panel fencing, paved patio area leading to good sized lawn with planted borders. Side access to front of property.

Garage

Front aspect garage with full lighting and power, up and over garage door.



Ground Floor



First Floor



Myler & Co
77, Albert Road, Widnes, Cheshire, WA8 6JS
0151 424 5100
info@mylerestates.com