

Coogee Avenue, Great Sankey, WA5

£270,000



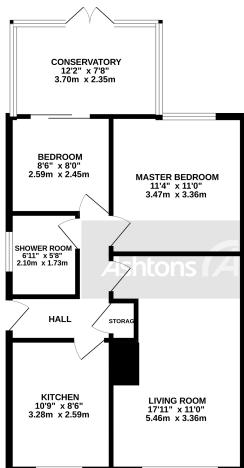
A delightful true bungalow set in a fabulously convenient location with extended accommodation, standing on a sizable plot. Tucked away onto a very private cul-de-sac the property benefits from excellent privacy, it boasts a wide range of facilities and must be viewed at your earliest convenience to avoid any disappointment.

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

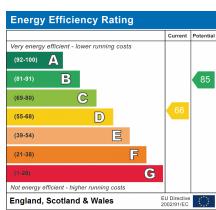


GROUND FLOOR
656 sq ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq ft. (60.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors or omissions. The floor plan is for illustrative purposes only and should not be relied on for forming part of any contract for the purchase, sale or rental of this property. The dimensions shown are for guidance only and should not be relied upon for the supply of furniture or fixtures. The vendor, agent and their respective surveyors do not guarantee the accuracy of the floor plan.

A delightful true bungalow set in a fabulously convenient location with extended accommodation, standing on a sizable plot. Tucked away onto a very private cul-de-sac the property benefits from excellent privacy, it boasts a wide range of facilities and must be viewed at your earliest convenience to avoid disappointment. In brief, it features; an entrance hall, a generous lounge with a large window to the front flooding the space with natural light, two bedrooms, a shower room, a kitchen, and a conservatory that opens out onto the garden. Outside the gardens have been beautifully maintained offering a hassle-free garden with raised planters and artificial grass. This space continues to the front of the property with a large driveway, detached garage, and off-road parking for several vehicles.



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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/>