

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.



x 2



x 1

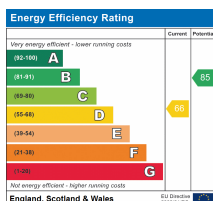
See more of this house at ashtons.net



Floor plan of the second floor showing various rooms and their dimensions:

- CONSERVATORY**
12'2" x 7'8"
3.70m x 2.35m
- BEDROOM**
8'6" x 8'0"
2.59m x 2.45m
- MASTER BEDROOM**
11'4" x 11'0"
3.47m x 3.36m
- SHOWER ROOM**
6'11" x 5'8"
2.10m x 1.73m
- HALL**
- KITCHEN**
10'9" x 8'5"
3.28m x 2.59m
- LIVING ROOM**
17'11" x 11'0"
5.46m x 3.36m
- STORAGE**

While every attempt has been made to ensure the accuracy of the Brochure contained herein, 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 so guarantee as to their operability or efficiency can be given.
Made with Metapix 6/2022



 The Property Ombudsman
SALES

Ashtons 

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, sellers (or lessors, or joint agents etc.). The photographs, property videos and any virtual view or other parts of the property as they have appeared at the time they were taken are for information and distance 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/>.