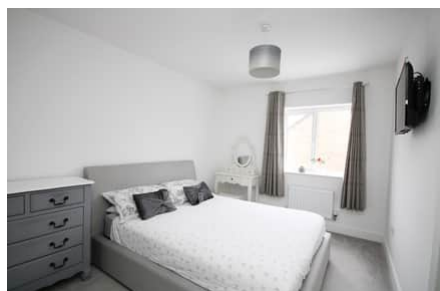


Ketteringham Drive, Great Sankey, £600,000



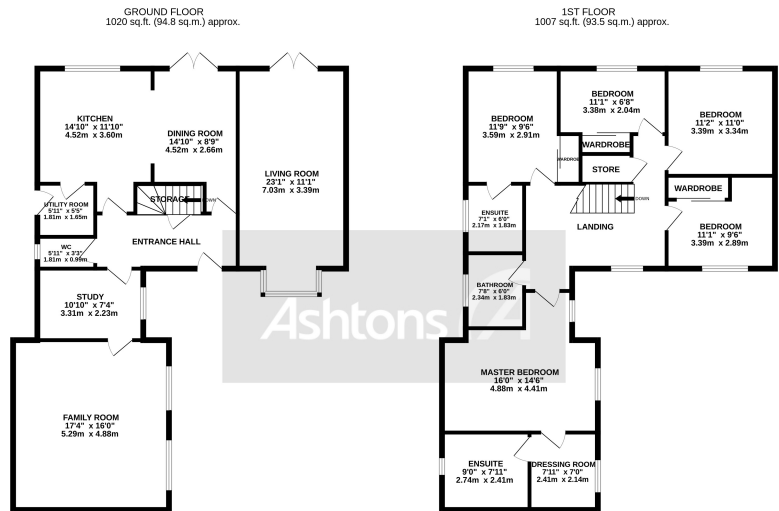
Ashtons are delighted to be offering for sale this incredibly spacious freehold detached family home which benefits from a double garage conversion and presents to an exacting standard. Its location is perfectly suited to the commuting family with its easy access to many highly regarded schools and major motorway networks, there is also a range of popular amenities nearby.

 x 5

 x 4

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





TOTAL FLOOR AREA: 2027 sq. ft. (188.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, options and appliances shown here are both listed and its guarantee as to their operability or efficiency can be given.
 Made with Hoxpox 1/2023

We are privileged to be offering for sale this incredibly spacious freehold detached family home which benefits from a double garage conversion and presents to an exacting standard. Its location is perfectly suited to the commuting family with its easy access to many highly regarded schools and major motorway networks, there is also a range of popular amenities nearby. It features an entrance hall, WC., a study, a living room, a dining room open to a large kitchen with a utility room, and a ground-floor WC. through to an impressive large family room created in the former garages. Five bedrooms are found on the first floor with both the master enjoying access to a dressing area and en-suites, most have fitted wardrobe/storage space and there is also a further family bathroom and second ensuite bedroom. Outside the gardens are very private and no expense has been spared here with porcelain tiles and artificial grass, side access is available with off-road parking via a driveway. Call 01925 454300 to secure a viewing of this magnificent family home you will not be disappointed.



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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/>