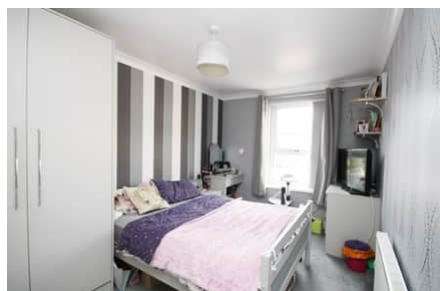


Cronulla Drive, Great Sankey, WA5 £260,000

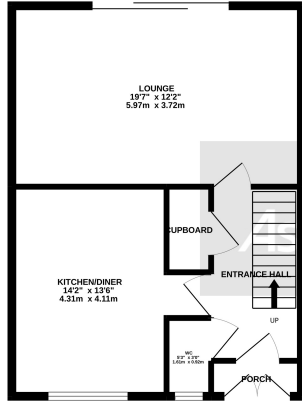


Set within the popular residential area of Great Sankey, commanding a sought-after semi, is this deceptively spacious, semi-detached property which presents to a very nice standard throughout. For those unfamiliar with its location, Cronulla Drive is within very close proximity to a range of local amenities which include shops, popular schooling both primary and secondary, adjacent to parkland, and major motorway networks which are very well suited to those who commute on a regular basis.

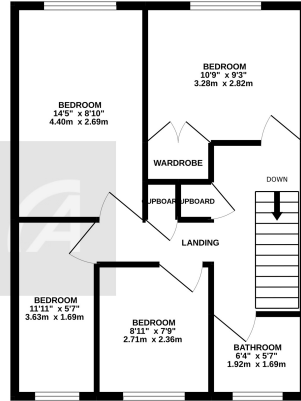
[See more of this house at ashtons.net](http://ashtons.net)



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such only for prospective purchase. The services, appliances and fixtures shown here have been tested and no guarantee as to their operability or efficiency can be given.
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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/>