



Sunningdale Close, Burtonwood. WA5 4NS.

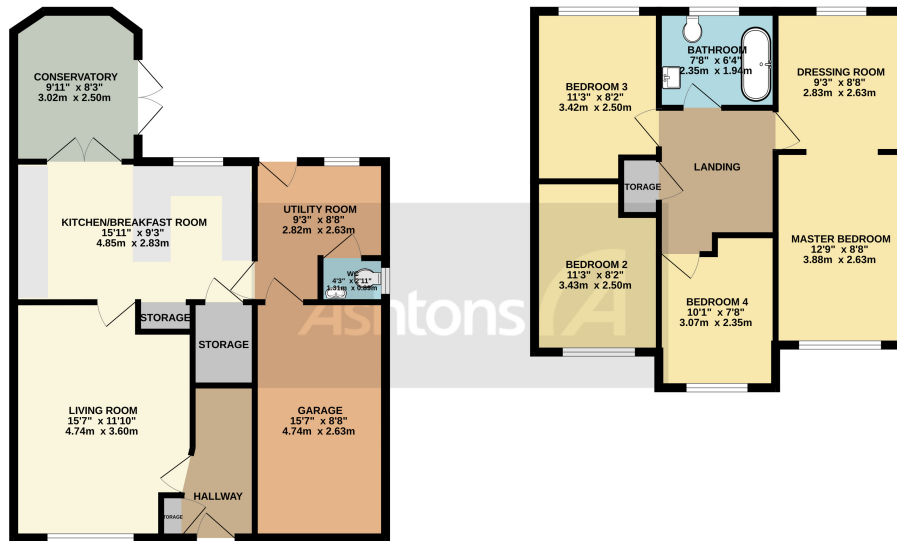
£335,000

4 Bed Extended Detached | Extended Master Bedroom with Dressing Area | Open Plan Kitchen & Breakfast Room | Modern Bathroom | Conservatory, Utility Room & Garage | Good Size Rear Garden, Cul De Sac Position | Spacious Driveway for Multiple Cars | Council Tax Band - C |



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 no guarantee as to their operability or efficiency can be given.
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Enviably positioned in the heart of Burtonwood - this substantial detached family home not only totals a generous 1253 square feet (approx) of well-planned living space but also enjoys a fantastic overall plot with further room to extend, should clients wish.

Sitting on what is comfortably one of the best plots in the area, with pretty & mature gardens that enjoy a pleasant south facing aspect to the rear. Perfect then for a growing family in need of more space, the home is set across two floors and in brief comprises: a spacious & welcoming hallway, living room, open plan kitchen breakfast room with range of wall and base units, oak surface with pantry. Off the kitchen is a utility room and wc / cloaks and access into the garage, conservatory / dining room completes the ground floor.

Upstairs, landing with loft access, there are three generous bedrooms, decent sized fourth bedroom, master bedroom comes with dressing area, plus a modern three-piece family bathroom.

Outside, the sizeable plot offers even more potential for extensions / development. Located to the front & the rear, the gardens are well maintained on all sides. To the rear, the beautiful & mature garden is private, enclosed & notably wide, whilst to the front is a driveway providing ample off-road parking & leading through to the attached garage.



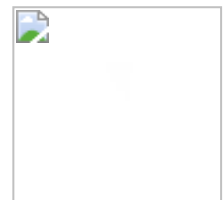
Contact your local office to arrange a viewing:

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Viewing Arrangements
Viewing is strictly by appointment only through Ashtons Estate Agency.

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