

Houston Gardens, Great Sankey, WA5 £410,000

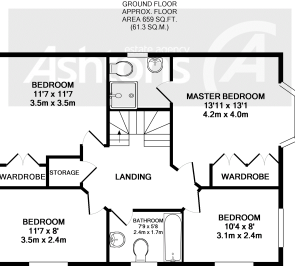
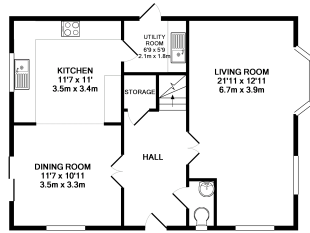


Ashtons Estate Agency has the pleasure of offering for sale this fabulous detached residence situated on a corner position within a sought-after area of Chapelford Village, Great Sankey. Off-road parking is available for multiple vehicles to the front and there is also the added luxury of a detached double garage. Early viewing is highly recommended.



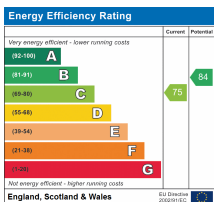
[See more of this house at ashtons.net](http://ashtons.net)





GROUND FLOOR APPROX. FLOOR AREA 688 SQ. FT. (81.3 SQ. M.)
 1ST FLOOR APPROX. FLOOR AREA 609 SQ. FT. (81.3 SQ. M.)
 TOTAL APPROX. FLOOR AREA 1309 SQ. FT. (122.5 SQ. M.)
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 Made with Metropac 02/14.

Ashtons Estate Agency has the pleasure of offering for sale this fabulous detached residence situated on a corner position within a sought-after area of Chapelford Village, Great Sankey. Internally the accommodation has been maintained to a very high standard throughout and externally boasts a much larger than average plot. Arranged over two floors this perfect family Home provides a generous amount of living space consisting of; an entrance hall with stair access, ground floor W.C., a particularly well-sized open plan kitchen with dining area, sliding doors to the side open out onto the garden, handy utility room and a spacious lounge with bay to the side flooding in light. To the first floor are four bedrooms, the master enjoying its own en-suite shower room with fitted wardrobes, there is also a family bathroom off the landing and a stunning landing. Externally, the gardens have been well cared for on a regular basis and are mainly laid to lawn with decorative planting areas. Off-road parking is available for multiple vehicles to the front and there is also the added luxury of a detached double garage. Early viewing is highly recommended.



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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/>