

# Rozel Crescent, Great Sankey, WA5 £225,000



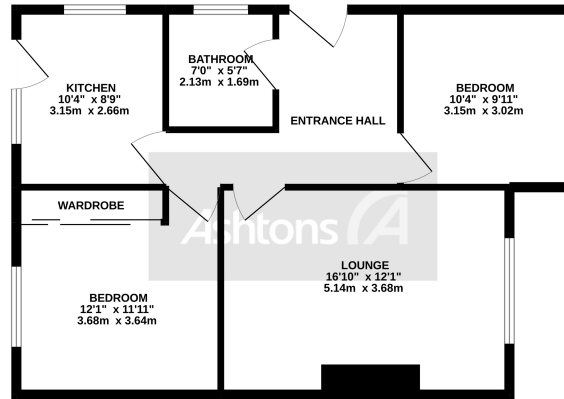
Situated within a convenient residential area, we are delighted to be offering new to the sale market this truly stunning semi-detached true bungalow which presents to a very good standard offering a great range of facilities. Call now for more information.

 x 2  x 1

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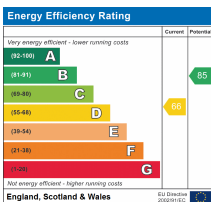


GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.  
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Situated within a convenient residential area, we are delighted to offer new to the sale market this truly stunning semi-detached true bungalow which presents a very good standard offering a great range of facilities being offered with NO CHAIN. Arranged over one floor it comprises in brief costing of a 'L' shaped entrance hall, a beautiful spacious lounge, shower room, two particularly well-sized bedrooms, and a newly fitted kitchen. Outside the rear gardens are a real private oasis with a good size lawn and not overlooked. Off-road parking is available via the driveway leading up to a detached garage. The location of this property provides easy access to a range of amenities including shops, schools, and motorway networks, there are also bus links direct into the Town Centre. Call now for more information



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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/>