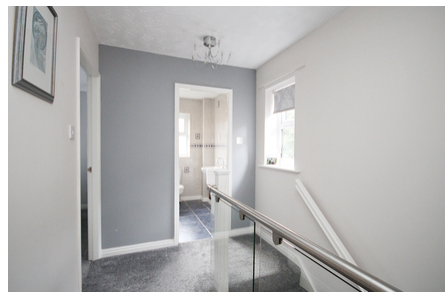


Harrogate Close, Great Sankey, Warrington, £300,000



Tucked away off Burtonwood road is this extremely spacious, Three bedroomed detached family home within an established and sought after residential area of Great Sankey. Its location is key to its popularity being just a short walk away from local essential amenities, highly regarded schools are within close proximity and with access to major motorway networks, making commuting to both Liverpool and Manchester highly efficient.

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



x 3

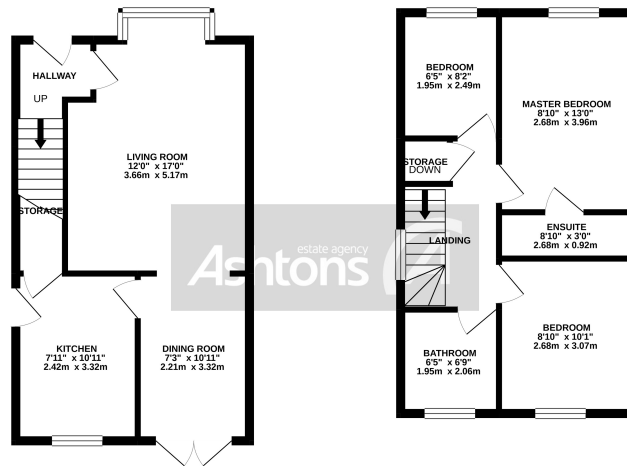


x 2



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
We do not accept liability for inaccuracies in the area of the property contained here, measurements of doors, windows, rooms and any other parts 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 a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Map not shown (12/22)

Tucked away off Burtonwood road is this extremely spacious, three-bedroomed detached family home within an established and sought-after residential area of Great Sankey. Its location is key to its popularity is just a short walk away from local essential amenities, highly regarded schools are within close proximity and with access to major motorway networks, making commuting to both Liverpool and Manchester highly efficient. Having owned the property for a number of years the current owners have updated and maintained the accommodation to a very good standard adding a number of excellent facilities which must be viewed in person to be fully appreciated. Spread over two floors it briefly comprises of; entrance hall with stair access, a particularly spacious lounge leading through to a dining area, and a modern kitchen. To the first floor are three neatly proportioned bedrooms with the master benefitting from access to its own ensuite shower room, a bright and spacious landing, and a separate family bathroom. The space continues in the garden where lies a large lawn area with low maintenance shrub borders providing superb privacy, side access, and driveway parking for multiple vehicles. Please contact us for more details.



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/>