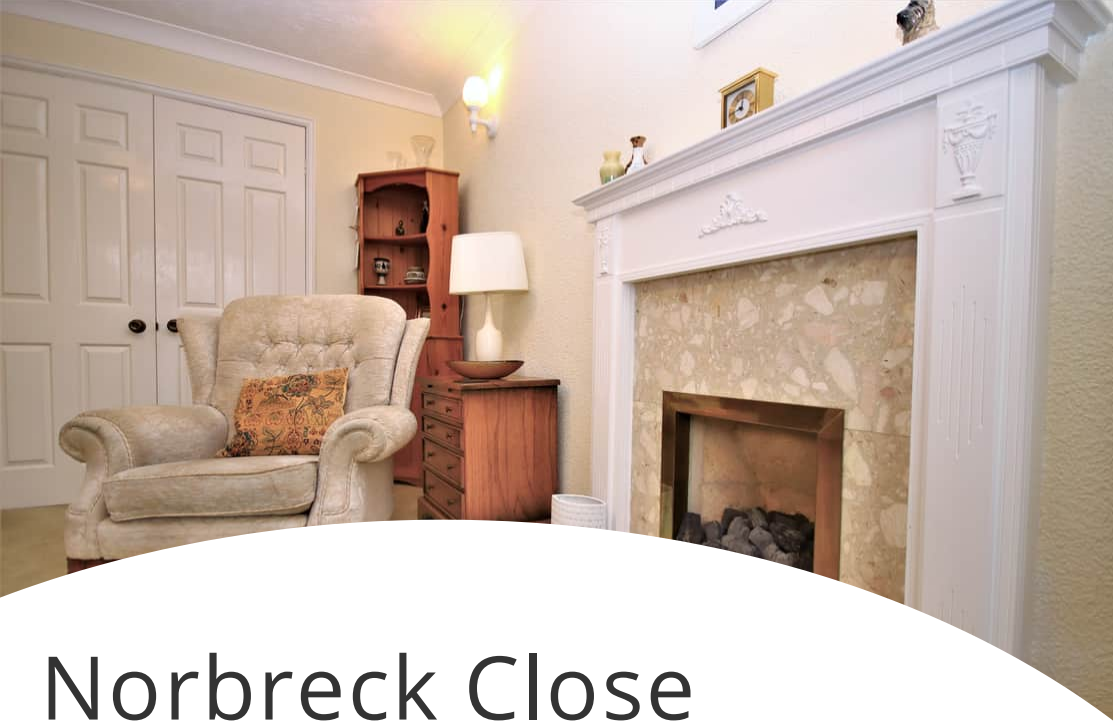




56 Norbreck Close  
Great Sankey  
Warrington, WA5 2SX

 **MYLER & Co.**

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# Norbreck Close

Great Sankey, Warrington, WA5 2SX

ASKING PRICE £375,000

MYLER & CO ESTATES are delighted to offer to market this LOVELY FOUR BEDROOM, FAMILY HOME. Located in the GREAT SANKEY area of WARRINGTON, the house is near to amenities such as schools and shops, as well as local railway stations, offering connecting lines into major surrounding cities. The property comprises of a cloakroom, lounge and dining room to the ground floor as well as four spacious bedrooms and family bathroom to the first floor, GARAGE, rear garden is not over looked. The property benefits from UPVC double-glazing and central heating throughout. VIEWINGS ARE HIGHLY RECOMMENDED by appointment ONLY.





## First Floor

### Entrance Hall

Entered via wooden single glazed door, wooden single glazed window, carpet to floor, two ceiling light points, radiator, stairs to first floor & doors to cloakroom, kitchen & lounge.

### Cloakroom

Vinyl to floor, ceiling light point, Obscured UPVC double glazed window, tiles to wall, chrome heated towel rail, vanity hand wash basin & low level W/C.

### Lounge

5.50m x 3.80m (18' 1" x 12' 6")  
Carpet to floor, two ceiling light points, two wall lights, UPVC double glazed bay window, two radiators, coal effect gas fire in feature surround, double french doors to dining room.

### Dining Room

3.10m x 3m (10' 2" x 9' 10")  
Carpet to floor, ceiling light point, radiator, double glazed patio doors, door to kitchen.

### Kitchen

4.75m x 3.35m (15' 7" x 11' 0")  
Carpet to floor, three ceiling light points, UPVC double glazed window, radiator, under stairs storage cupboard. Range of wall and base units with work surface over, 1 ½ stainless sink with mixer tap, high level stain less steel double oven, four ring gas hob with extractor fan over, space for fridge freezer, plumbing and space for washing machine, door to utility room.

### Utility Room

1.85m x 1.55m (6' 1" x 5' 1")  
Carpet to floor, ceiling light point, radiator, single glazed wooden door to rear of the property, stainless steel sink with mixer tap, plumbing and space for washing machine & dryer, Valliant boiler.

## First Floor

### Stairs & Landing

Carpet to floor, UPVC double-glazed window, ceiling light point, radiator, storage cupboard and doors leading to four bedrooms and family bathroom.,

## Bedroom One

4.10m x 3.80m (13' 5" x 12' 6")  
Carpet to floor, UPVC double-glazed window with front aspect, ceiling light point, radiator, a range of fitted wardrobes and door through to en-suite.

### En-Suite

Vinyl to floor, ceiling light point, UPVC double-glazed window, heated chrome towel rail, shower cubicle with chrome mixer shower, vanity wash hand basin, low level WC.

## Bedroom Two

3.90m x 3.80m (12' 10" x 12' 6")  
Carpet to floor, ceiling light point, UPVC double-glazed window, radiator.

## Bedroom Three

2.90m x 2.65m (9' 6" x 8' 8")  
Carpet to floor, ceiling light point, radiator and UPVC double-glazed window.

## Bedroom Four

2.80m x 2.35m (9' 2" x 7' 9")  
Carpet to floor, ceiling light point, radiator and UPVC double-glazed window.

## Family Bathroom

Tiles to floor and walls, ceiling light point, radiator, UPVC double-glazed window, bath with chrome bath/shower mixer tap, vanity style wash hand basin and low level WC.

## External

### Front

Bound by planted borders, Spacious block paved driveway providing off road parking for multiple vehicles. Storm porch to entrance, access to integral garage & side access to the rear of the property.

### Garage

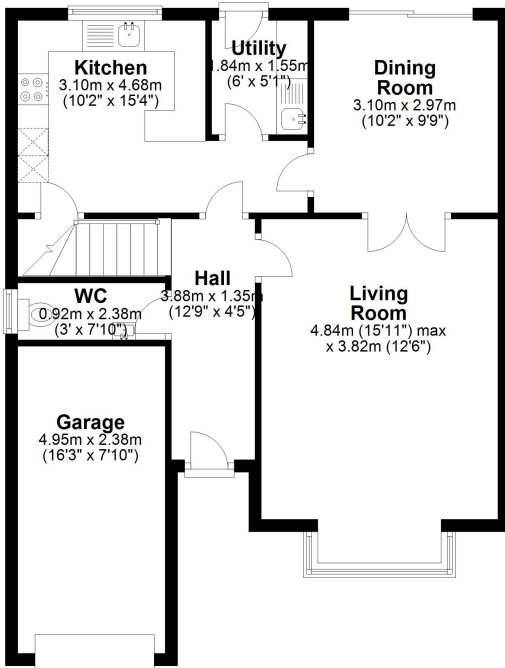
Up an dover door with mains power and lighting.

### Rear

Bound by wood panel fencing, offering a low maintenance laid to paving garden with mature planted borders, shrubs, shed and seating area and not overlooked to rear, access to playing fields located at the rear of the garden.

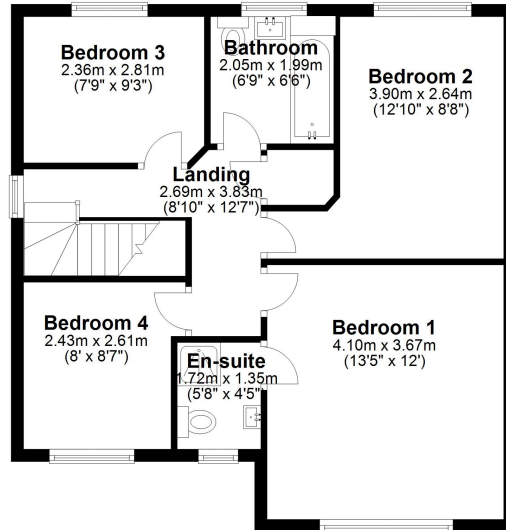
### Ground Floor

Main area: approx. 54.5 sq. metres (586.1 sq. feet)  
 Plus garages, approx. 11.8 sq. metres (126.8 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Main area: Approx. 111.6 sq. metres (1200.7 sq. feet)  
 Plus garages, approx. 11.8 sq. metres (126.8 sq. feet)



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