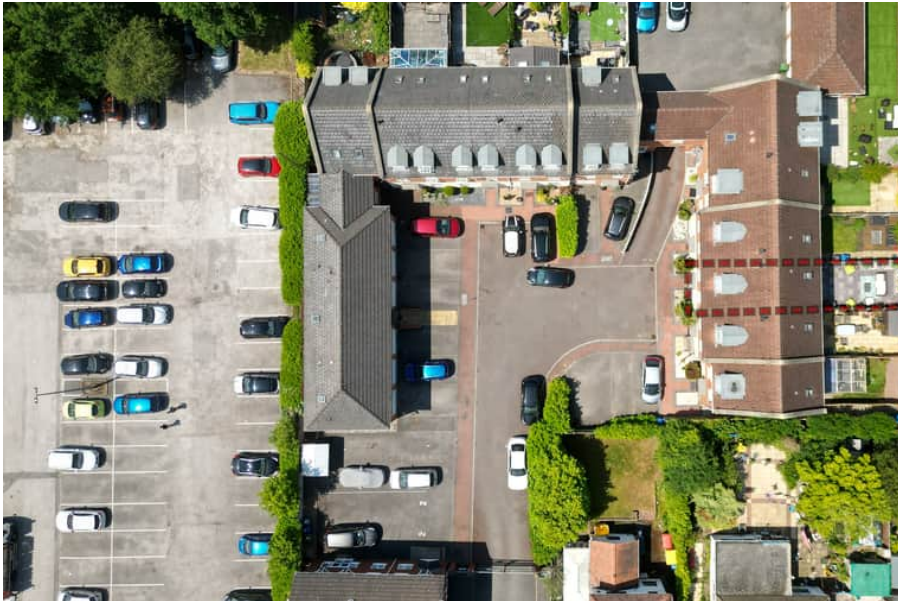


14 Lingley Court, Great Sankey, WA5 £265,000

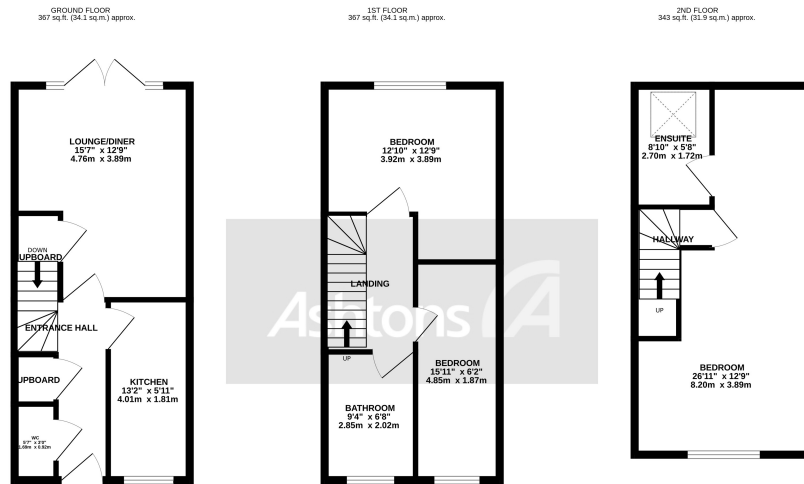


Don't miss the opportunity to make this stunning townhouse your forever home. Contact us today to arrange a private viewing and experience the allure and elegance of this family-friendly haven.

 x 3  x 3

See more of this house at ashtons.net

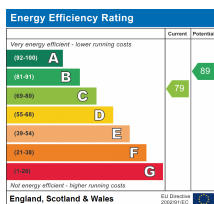




TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.

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 the 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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Welcome to this exquisite three-bedroom townhouse in a prestigious gated community, presenting the epitome of a perfect family home. Boasting an enviable location, this property offers seamless access to esteemed schools, convenient shopping destinations, and excellent transport links, making it an ideal choice for those seeking both comfort and convenience. As you step inside, you'll be greeted by a warm, inviting home with a thoughtfully designed floor plan. The spacious rear living areas open out to the garden, creating an atmosphere of tranquillity and relaxation. The front of the property houses the W.C., Hallway, and kitchen. Upstairs, you will find two generously sized bedrooms, providing a private retreat for each family member and a family bathroom. Leading up the top floor houses the master suite, featuring a dressing area and ensuite bathroom, offering a haven for relaxation after a long day. The gated community offers families,



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/>