



# East Avenue, Great Sankey, WA5 2TF

£450,000

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An exceptional three-bedroom detached family residence, beautifully positioned on a generous plot and finished to an outstanding standard throughout.

This exquisite home has been meticulously maintained and thoughtfully enhanced by the current owner, showcasing elegant interiors and refined styling in every room.

Upon entering, you are greeted by a impressive entrance hall that sets the tone for the rest of the property. The ground floor offers a spacious lounge, playroom, and an extended open-plan kitchen/ diner, the true heart of the home, complete with high-quality finishes and bi-folding doors that seamlessly connect the indoor and outdoor living spaces. The ground floor is further complemented by a utility room and a convenient WC.

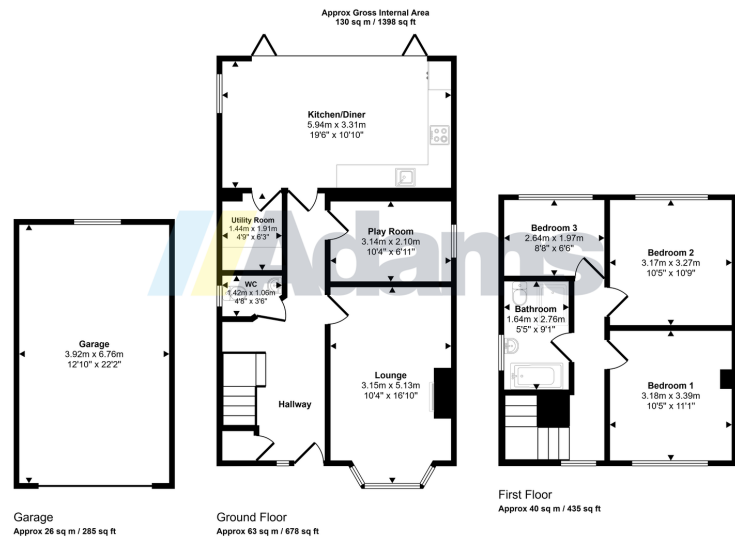
Upstairs, the property continues to impress with three beautifully presented bedrooms and a modern yet timeless four-piece family bathroom, designed with both comfort and indulgence in mind.

Externally, the home benefits from off-road parking leading to a detached garage at the front. To the rear, you'll find a superb, well-established garden with a private aspect and multiple patio areas, perfect for entertaining.

Perfectly positioned on the highly sought-after East Avenue in Great Sankey, this exceptional home enjoys a prime setting within walking distance of outstanding primary and secondary schools, making it ideal for families.

This is a truly impressive home that perfectly combines style, space, and lifestyle living. Early viewing is strongly advised to fully appreciate the quality and setting on offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom
- Exceptionally Presented
- Utility Room & WC
- Off Road Parking & Garage
- Freehold Tenure
- Detached Family Home
- Extended Ground Floor
- Larger than Average Plot
- Sought After Location
- Council Tax



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	