



3 Indiana Grove Great Sankey, WA5 8HG

Offers In The Region Of
£276,500

CUL-DE-SAC Location, Walking Distance to STATION, THREE Double Bedrooms, Deceptively SPACIOUS, BUILT By Barratts, DOWNSTAIRS WC, Kitchen/Diner, SOME TLC Required, Garage & DRIVEWAY, EASILY Maintained Garden.

Nestled in the popular Chapelford Estate, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation.

Upon entering, you are welcomed into a cosy reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and adaptable ensuring a deceptively spacious living experience. The understairs is currently used as an office for home working which is a nice addition.

The surrounding area of Great Sankey is known for its friendly community and convenient amenities, making it an ideal location for those seeking a balance of tranquillity and accessibility. With local schools, parks, and shops nearby, everything you need is within easy reach.

ENTRANCE HALLWAY

UPVC double glazed door and central heating radiator.

LOUNGE

UPVC double glazed window to the front elevation and central heating radiator.



KITCHEN/DINER

Fitted with a range of wall and base units with ceramic work surfaces, integrated oven, hob and extractor, stainless steel sink unit with mixer tap, space for fridge freezer, washing machine and dishwasher. UPVC double glazed window to the rear elevation.

**UNDERSTAIRS CUPBOARD**

Currently used as an office.

UTILITY

UPVC double glazed door to the rear elevation.

WC

Low level WC, pedestal wash hand basin and central heating radiator.



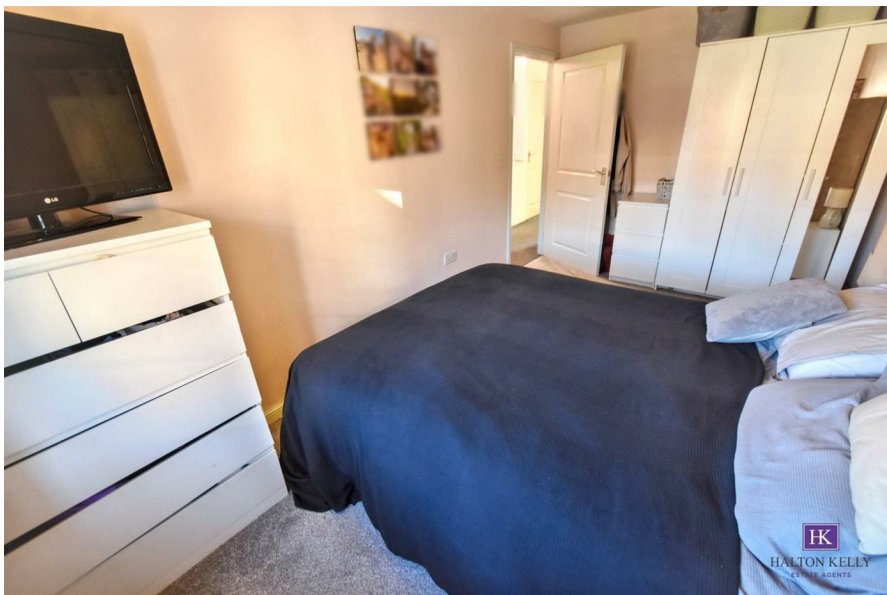
LANDING

Loft hatch.



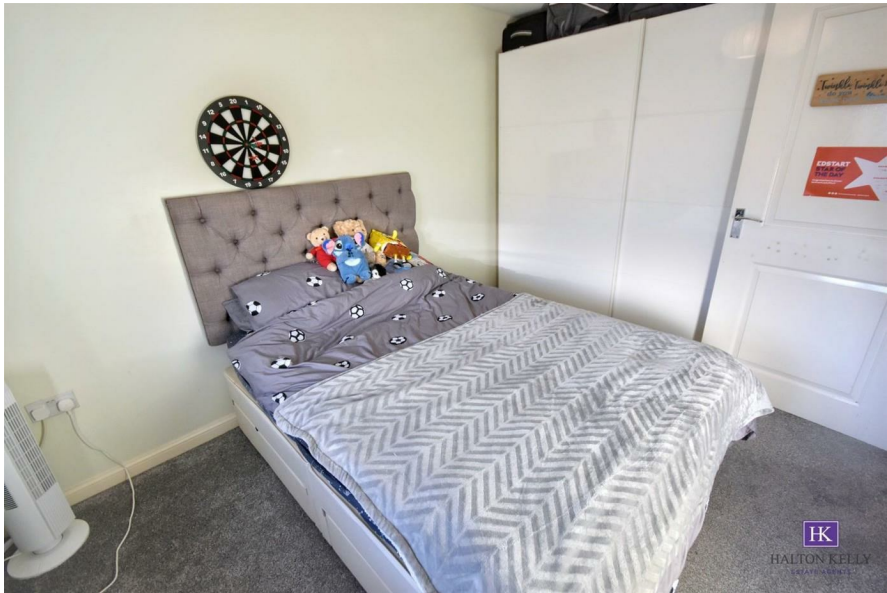
MAIN BEDROOM

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM

Fitted with a white three piece suite, low level WC, pedestal wash hand basin, central heating radiator and UPVC double glazed window to the front elevation.



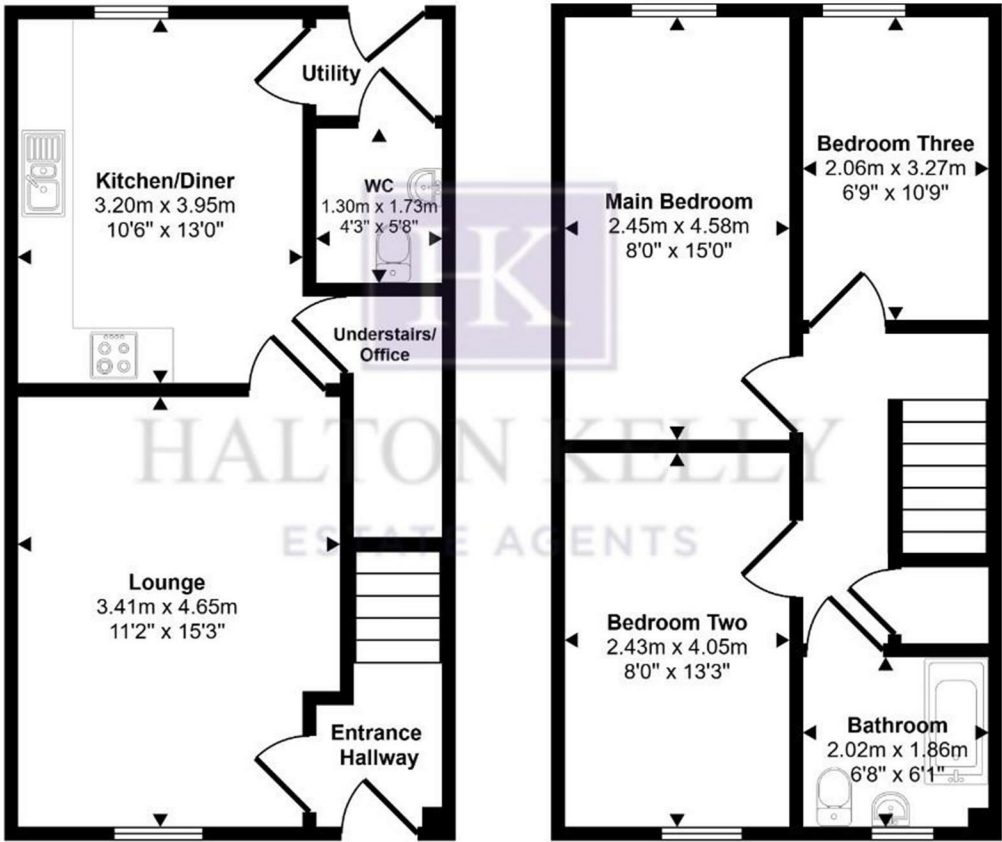
GARDEN

To the front the property has a small garden bordered with a hedge and gate to the rear. The rear garden is laid to lawn with a patio area and borders. there is also a courtesy door to the garage.

**OUTSIDE**

Driveway parking is to the side of the house and a lawned section that has been maintained by the owners since new.

Approx Gross Internal Area
81 sq m / 872 sq ft




Ground Floor
Approx 40 sq m / 434 sq ft

First Floor
Approx 41 sq m / 438 sq ft


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.



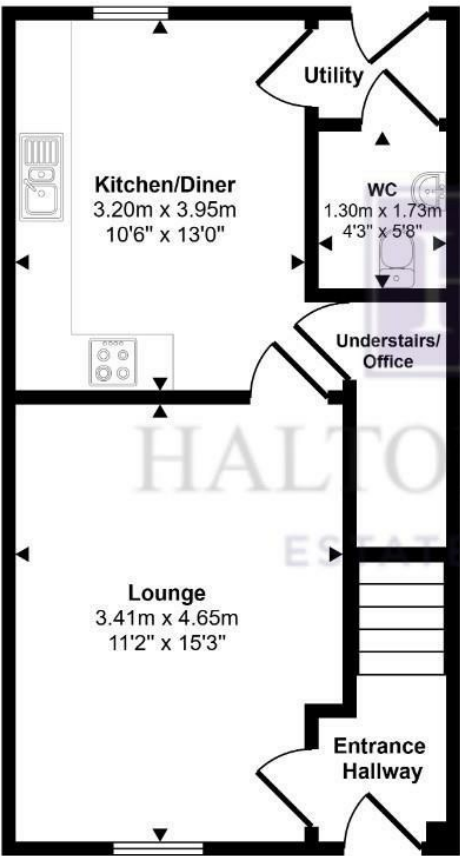
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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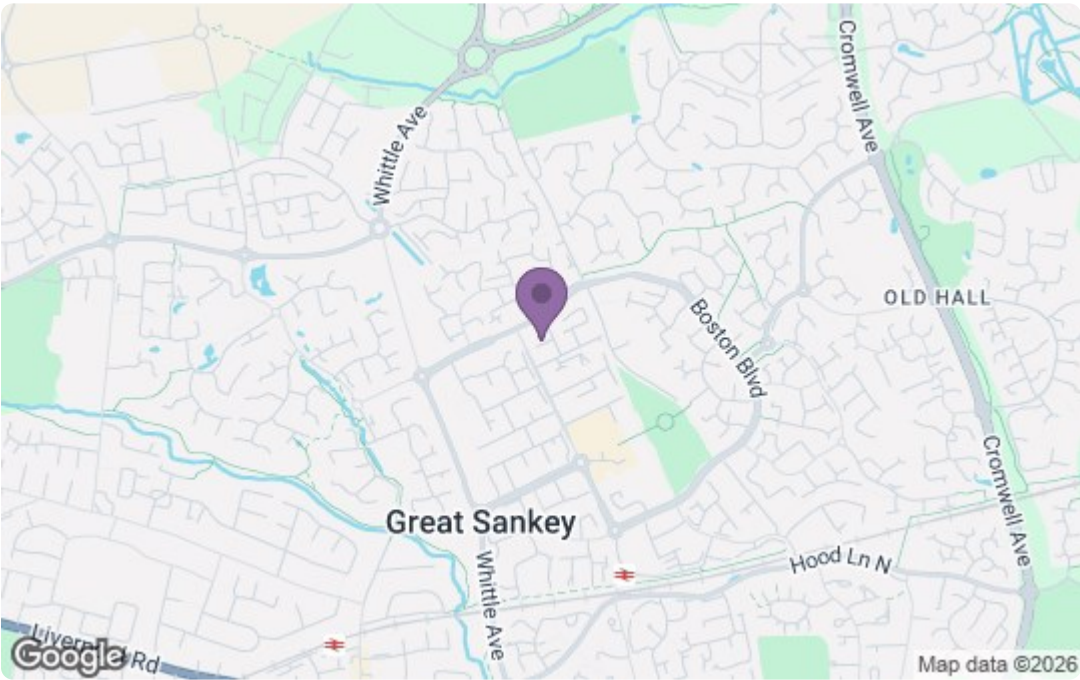


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.