

4 Bed Detached In Arizona Crescent , Great Sankey, WA5 8DA £405,000





## SHORT DESCRIPTION

Property Ref: 14321 Welcome to this spacious 4-bedroom, 3-bathroom family home, ideally located at Arizona Crescent in the sought-after Great Sankey area, WA5 8DA. This modern property offers an excellent living experience, with ample space for a growing family or those looking to entertain guests. Upon entering, you are greeted by two generously-sized living areas (halls), providing plenty of room for both relaxation and hosting. The contemporary kitchen is well-equipped, and the open-plan layout connects seamlessly to the dining area, making it perfect for family meals and social gatherings. The four well-proportioned bedrooms offer plenty of natural light, with the master bedroom featuring its own en-suite bathroom for added privacy and convenience. Each bathroom is well-appointed with modern fixtures and finishes. The property also benefits from a private garden, ideal for outdoor activities, as well as off-road parking to the front. With excellent transport links and local amenities close by, this property offers a fantastic opportunity for those seeking a comfortable and stylish family home in a prime location. Don't miss out on viewing this wonderful property—contact us today to arrange a viewing! Electric vehicle charger included Property Type: Detached Full selling price: £405000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1337 sq.ft. Outside Space: Rear Garden Parking: Garage Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant

4

Bed Room(s)

3

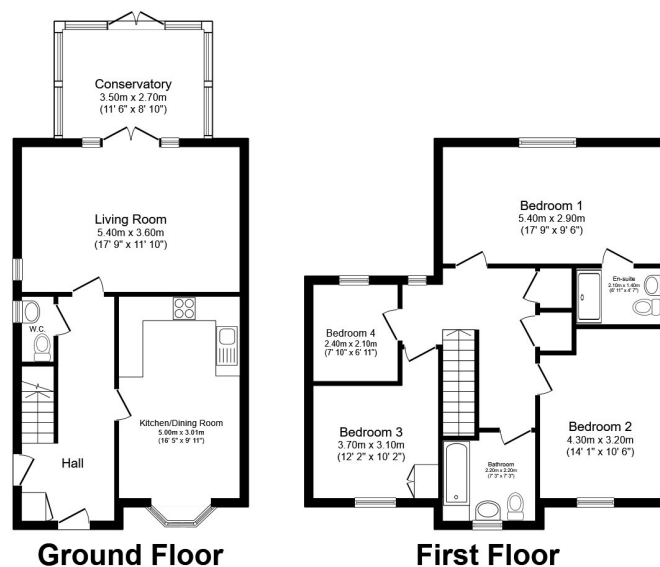
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 124.3 sq.m. (1,337 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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