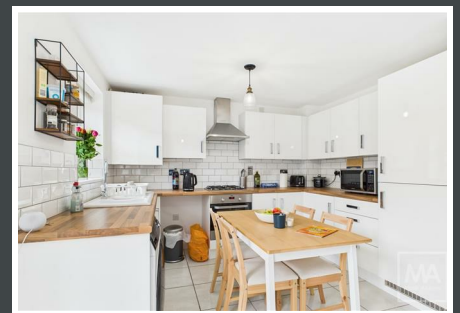
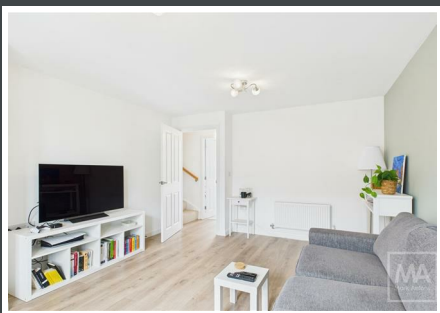




Rose Creek Gardens, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Bright And Airy
- Two Bathrooms
- Sought-After Location
- Private Garden
- Driveway Parking
- Neutral Decor
- Family Home
- Close To Amenities
- Close To Schools

INTERIOR

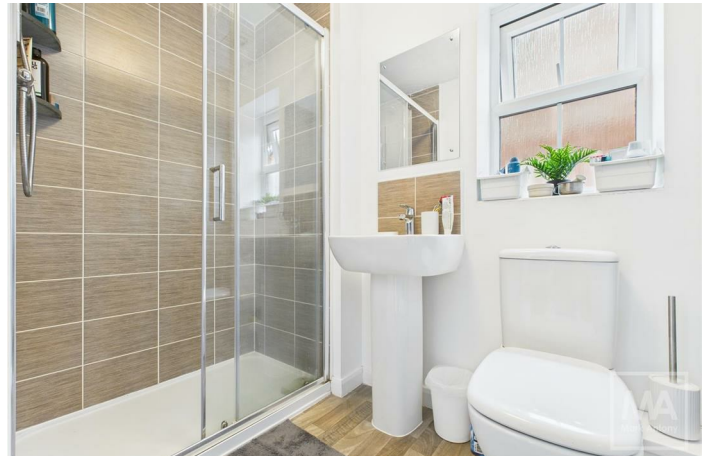
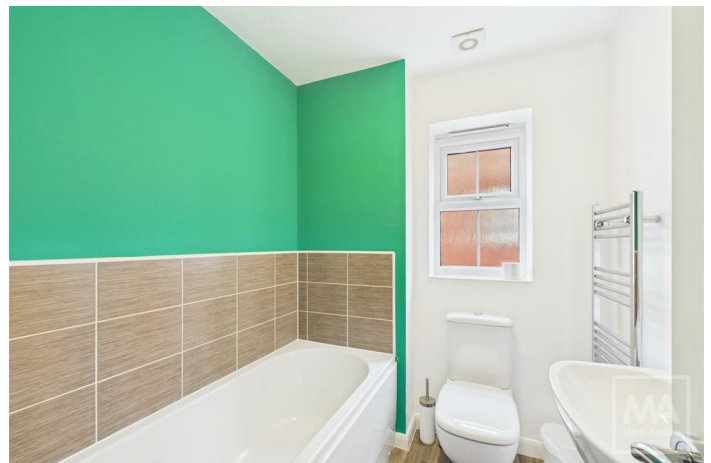
Nestled in the sought-after location of Great Sankey, this stunning three-bedroom semi-detached home offers contemporary living at its finest. Immaculately presented throughout, the property boasts sleek, modern interior with neutral décor throughout, perfect for adding your own personal touch. The lounge is situated to the front of the property and allows for array of natural light to flood through the beautiful bay window - adding to the warmth and charm this home has to offer. Adjacent to the lounge, you will find a modern kitchen-diner featuring integrated appliances and charming views of the rear garden. The ground floor concludes with a handy WC. Upstairs, you'll find three great sized bedrooms and a stylish family bathroom. The master bedroom includes built-in wardrobes perfect for space utilisation and a modern three piece En-Suite bathroom adding a sense of luxury to this space. Additional benefits include off-road parking, a private rear garden, and excellent transport links, making commuting a breeze. Located close to top-rated schools, local amenities, and green spaces, this home is perfect for families or professionals looking for a move-in ready property in a highly desirable neighbourhood.

GARDEN

To the rear of the property you will a generously sized garden, beautifully maintained with lush greenery. There's ample space for a garden shed, outdoor seating, and entertaining. A perfect blend of relaxation and practicality, ideal for enjoying sunny days and evenings. Parking can be found to the front of the property via the driveway.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1Gbps (Via Virgin Media)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

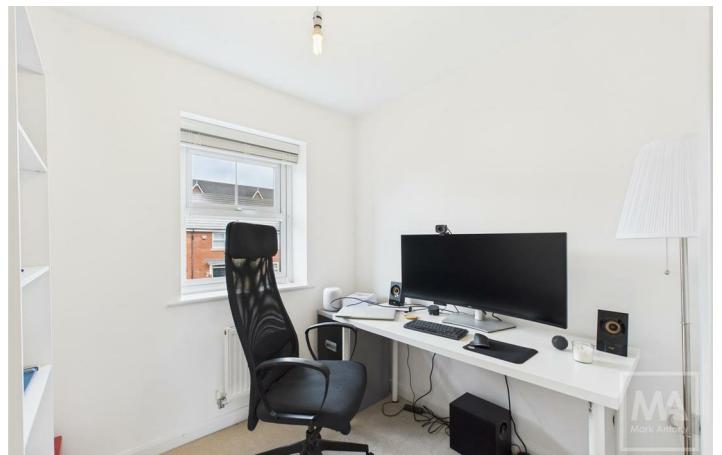
Tenure: Leasehold

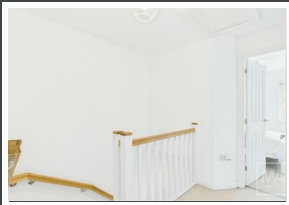
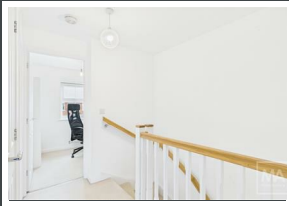
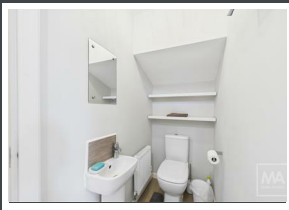
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



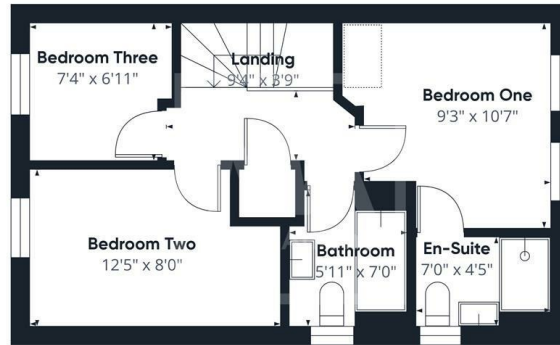


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
742.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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