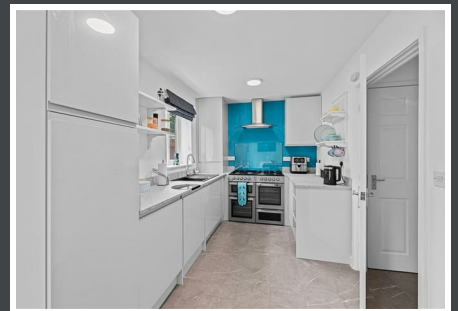




Charleston Grove, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Sleek Kitchen
- Close to Local Schools
- Converted Garage
- Modern Decor
- Gorgeous Garden
- Driveway Parking
- Great Transport Links
- Ready to Move Into

INTERIOR

Step inside this stylish, move-in-ready home that effortlessly blends modern comfort with practical living. The welcoming lounge, bathed in natural light, is perfect for relaxing or entertaining. The sleek, contemporary kitchen flows seamlessly into the spacious dining room, creating an ideal setting for family meals and gatherings. The converted garage has been transformed into a cosy family room, offering an extra space to unwind.

Upstairs, you'll find three beautifully finished bedrooms, each designed for comfort. The primary bedroom boasts a modern En suite, adding a touch of luxury.

With stylish décor throughout, this home is both elegant and practical. Every corner is thoughtfully updated, making it ready for its next owners to enjoy. Whether hosting guests or finding quiet moments, this home adapts to every need—perfect for those looking for a hassle-free move into a beautifully finished space

GARDEN

This inviting garden is a haven for relaxation and family gatherings. The lush, neatly maintained lawn stretches across the space, offering plenty of room for children to play or for outdoor activities. A well-positioned patio area provides the perfect spot for summer barbecues, alfresco dining, or simply unwinding with a cup of coffee. Beautifully arranged borders along the sides add a touch of colour and charm, filled with vibrant flowers and greenery that enhance the space's appeal. To the front of the property is a driveway suitable to multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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.

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.

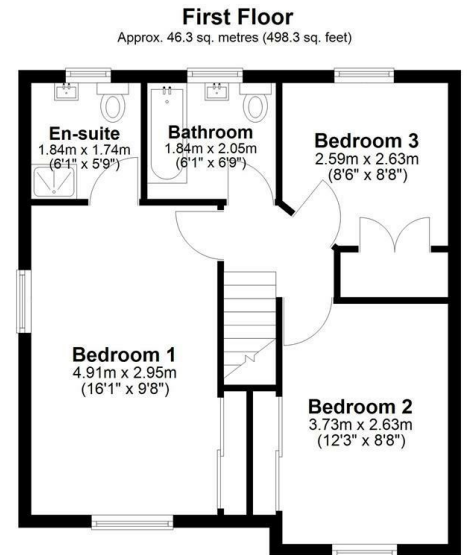
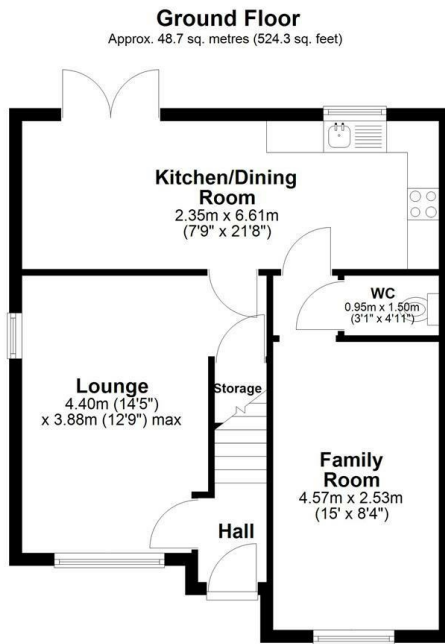
Items may be available under separate negotiation.



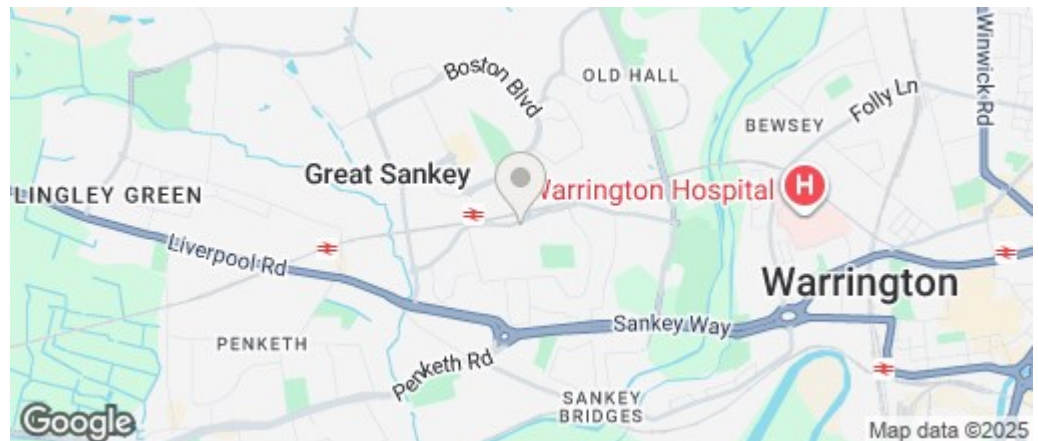


IMPORTANT NOTICE

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.



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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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