



12 Rowan Close, Great Sankey Warrington

Semi Detached • Three Bedrooms • Open Plan Kitchen Diner • Integrated Appliances • Excellent Location •
Four Piece Bathroom Suite • Generous Garden • Ample Off Road Parking • Close To Local Amenities • Stunning
Hallway



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SALES & LETTING AGENTS



INTERIOR

Step inside this inviting home and you're greeted by a welcoming hallway that sets the tone with its modern finish and leads effortlessly into a bright, airy lounge fitted with a large window allowing an abundance of natural light to fill the room. Flowing seamlessly from the lounge, the sleek and modern kitchen with integrated appliances awaits, complete with a stylish dining area that overlooks the garden perfect for casual dining or entertaining. The downstairs also houses a handy w.c adding extra practicality. Contemporary décor enhances every corner, offering a fresh atmosphere throughout the ground floor.

Upstairs are three well-proportioned bedrooms, each thoughtfully designed to balance comfort with practicality. The second bedroom enjoys the added benefit of built-in wardrobes creating the perfect space savers, whilst the third bedroom also has its own storage cupboard. The four-piece family bathroom is sleek and modern, providing a relaxing retreat with quality fittings and finishes.



EXTERIOR

Step outside into the delightful garden, with its low-maintenance patio provides the perfect space for outdoor dining, while a neatly kept grassed area adds a touch of greenery and charm with its private positioning. There is also the added bonus of a sheltered seating area, perfect for all year round use and entertaining guests.

Additionally, a great-sized garage provides excellent storage or potential for further use with private driveway parking for multiple cars. A superbly practical outdoor setup.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



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.



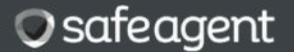




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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us 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 representation of fact.



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