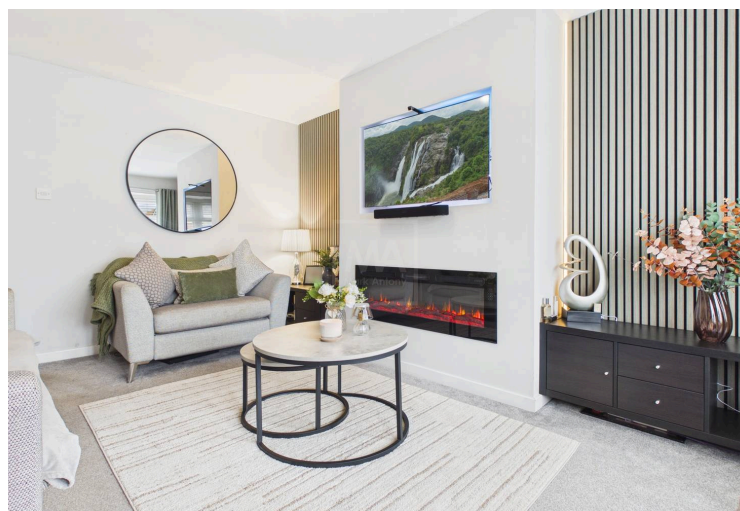




## Rochester Close, Great Sankey Warrington, Cheshire

Three Bedrooms • Freehold Title • Driveway And Garage • Modern Lounge • Ample Living Space • Well Maintained Garden • Close To Local Amenities • Excellent Location • Bright And Airy • Close To Transport Links



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SALES & LETTING AGENTS



## INTERIOR

Upon entering the property, you are welcomed by an inviting entrance hallway leading through to a generous lounge. This impressive living space is flooded with natural light from a striking feature window and boasts a stylish panelled wall, a built-in electric fireplace and a dedicated space for the television, creating a modern yet cosy setting to relax and unwind. Continuing through the property, you will find a contemporary kitchen and dining area. The kitchen features sleek cabinetry, ample storage and generous worktop space, complemented by an integrated oven and hob. The spacious adjoining dining area is perfectly suited to both everyday family meals and entertaining guests, with direct access to the rear garden allowing for seamless indoor-outdoor living. To the first floor, the property offers three well-proportioned bedrooms, comprising two double bedrooms, one of which benefits from built-in storage, alongside a further single bedroom. A modern shower room completes the accommodation on this floor.



## EXTERIOR

The property benefits from a low-maintenance and private rear garden, predominantly paved to create a versatile outdoor space ideal for seating, al fresco dining and entertaining. Established shrubs and attractive planted borders add greenery and colour, while the enclosed boundaries provide a private setting. The garden also features a useful garden shed, offering additional storage, making this a practical and inviting outdoor space to enjoy throughout the year. To the front, the property benefits from ample driveway parking as well as a garage located at the rear of the property.



## LOCATION

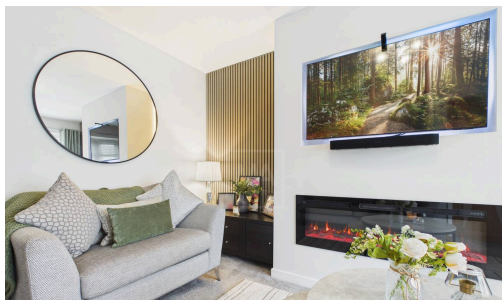
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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.

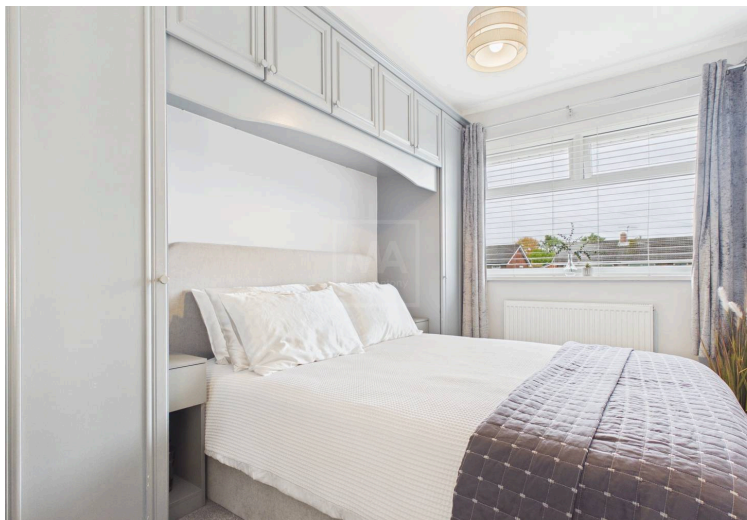
## GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D







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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.



Warrington's Highest Rated Agent

