



Manhattan Gardens, Great Sankey Warrington

No Onward Chain • Four Bed Detached Family Home • Private Front Outlook • Close To Schools • Close To Amenities • Integral Garage • Spacious Driveway • Integrated Wardrobes • Low Maintenance Garden • Two Bathrooms



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SALES & LETTING AGENTS



INTERIOR:

This wonderful four-bedroom detached home offers generous living space and a private outlook, making it an ideal choice for families seeking both comfort and potential. Entry to the property is granted via the welcoming hallway providing easy access to all areas of this home. To the front of the home, is a generously proportioned lounge, filled with natural light that enhances its warm and welcoming atmosphere. A charming feature fireplace creates an attractive focal point, adding character and comfort to the space. The lounge flows seamlessly through to the rear of the property, where you'll find a separate dining room, offering a more private setting for family meals or entertaining, alongside a well-appointed kitchen with ample storage and workspace perfect for meal preparation. The kitchen enjoys charming views over the rear garden, creating a pleasant backdrop for everyday cooking and dining. Leading directly from the kitchen is a separate utility room, providing additional storage and keeping laundry and household tasks neatly tucked away from the main living spaces.



The ground floor concludes with an integral garage and a handy wc. As you ascend the staircase to the first floor, you will find four well-proportioned bedrooms, offering flexible accommodation for families, guests, or those working from home. The principal bedroom benefits from fitted wardrobes and the added luxury of an En-Suite shower room, while a second bedroom also features fitted wardrobes. The remaining two bedrooms are well sized and are served by a family bathroom, completing the practical and well-balanced first-floor layout.

GARDEN:

To the rear of the property you will find a delightful outdoor space, featuring a low maintenance lawn complemented by a paved patio, ideal for al fresco dining or relaxing in the warmer months. Mature shrubs and small trees provide colour, texture, and a sense of privacy, creating an attractive and manageable garden suitable for families and keen gardeners alike.



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.

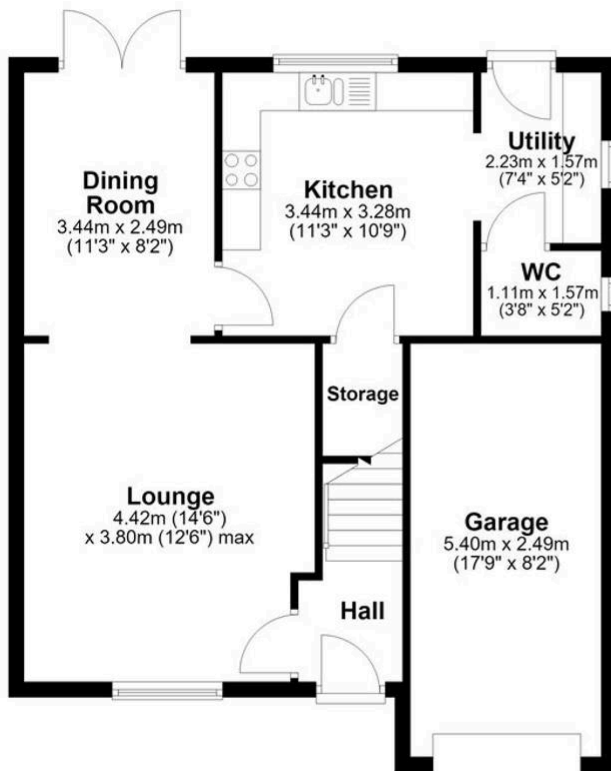
GENERAL INFORMATION:

- › Council Tax band: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



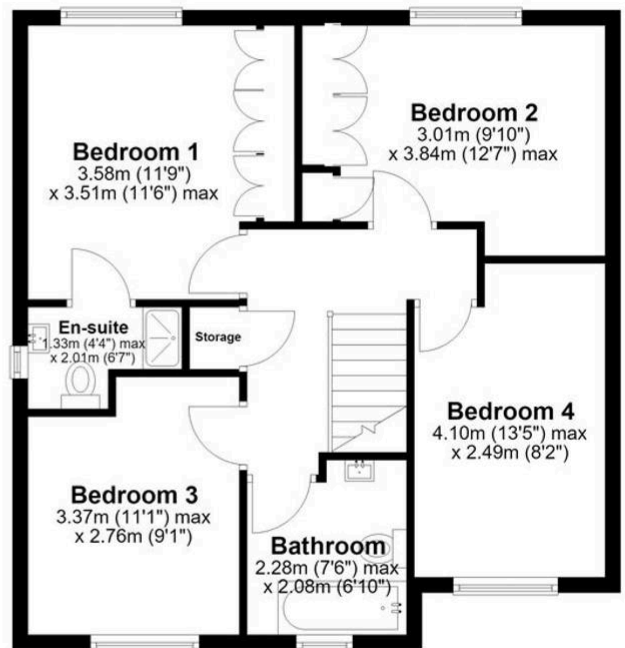
Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 122.0 sq. metres (1312.9 sq. feet)

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.