



Witton Lake, Great Sankey Warrington, Cheshire

Detached • Excellent Location • Generous Garden • Four Bedrooms • Open Plan Living • Move In Ready • Ample Parking And Detached Garage • Close To Local Amenities • Two Bathrooms And W.C • Modern Interior



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside through a bright and airy entrance hallway, setting the tone for the stylish and spacious accommodation that follows. The elegant lounge is generously proportioned and features a striking panelled feature wall, complemented by a beautiful bay window that floods the room with natural light. To the rear of the property, a superb open-plan kitchen, dining and family area forms the true heart of the home. The contemporary kitchen is fitted with a range of sleek cabinetry, providing ample storage and generous worktop space, alongside a selection of integrated appliances. The ground floor is further enhanced by a separate utility area cleverly incorporated into the understairs space, as well as a convenient downstairs W.C. Upstairs, the property continues to impress with four well-proportioned bedrooms. Bedroom one is particularly impressive, benefiting from its own en-suite shower room, while the remaining bedrooms are served by a stylish contemporary four-piece family bathroom.



EXTERIOR

The rear garden is a fantastic outdoor space, featuring a large paved patio area ideal for outdoor dining and entertaining. Beyond this, a generous lawned area provides plenty of space for children, pets or recreational use. The garden is fully enclosed by timber fencing, offering a good degree of privacy, while the spacious layout makes it a versatile and practical extension of the home. To the front, the property offers excellent curb appeal, ample driveway parking as well as access to the detached garage.



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: Freehold

EPC Energy Efficiency Rating: B





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Approximate total area⁽¹⁾
1191 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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