



Reaper Close, Great Sankey Warrington, Cheshire

Freehold Title • Three Bedrooms • Sought After Location • Ideal Family Home • Charming Garden • Close To Local Amenities • Spacious Living • Garage • Light And Airy • Downstairs WC



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming home, you are welcomed by a spacious entrance hallway that provides an inviting introduction to the accommodation beyond. The first room you encounter is the convenient downstairs WC, adding practicality to everyday family living. Following the natural flow of the home, you are led into the generous living area, which is open plan to an additional reception space, offering excellent versatility to suit a variety of needs. Bathed in natural light, these welcoming spaces provide the perfect setting for relaxing with family and friends or unwinding after a busy day. Continuing through, you will find the well-appointed kitchen, which benefits from ample worktop space and storage, making it ideal for preparing delicious home-cooked meals. Ascending to the first floor, you will discover three well-proportioned bedrooms, each offering comfortable accommodation. The home also benefits from useful storage solutions throughout, ensuring convenience for modern living.



GARDEN

To the rear of the property is a beautifully maintained, private garden, providing the perfect space to enjoy the summer sunshine and entertain family and friends. The home further benefits from a garage, offering convenient off-road storage and practical everyday functionality.



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: B

Tenure: Freehold





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Approximate total area^m

1018 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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