



Culver Drive, Great Sankey, Warrington

New Build Development • Three Bedroom Semi-Detached Home • Close To Amenities • Freehold Title • Driveway Parking -EV Charging • Air Source Heat Pumps • Predicted EPC Rating B • Sought-After Location • Bright and Airy Throughout • Two Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

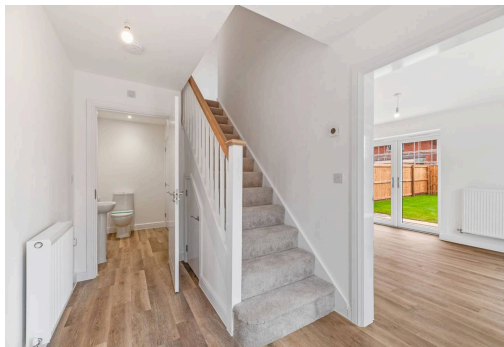
This stunning three-bedroom semi-detached home, located on a sought-after new build development, offers contemporary living at its finest. As first owners, you will enjoy a pristine, move-in-ready property designed with modern lifestyles in mind. The home boasts a bright and airy feel throughout, with large windows allowing natural light to flood every room. The stylish kitchen and spacious living areas provide the perfect setting for both relaxing and entertaining. The spacious lounge is situated to the front of the home and offers a neutral décor palette, perfect for easy modernisation and personal styling. To the rear, you will find a stylish and modern kitchen that has been thoughtfully designed to combine practicality with contemporary appeal. Featuring a range of sleek, modern units and high-quality integrated appliances, it offers a streamlined finish ideal for everyday living. There is ample worktop space for meal preparation, while the layout allows for a dedicated dining area, perfect for both casual meals and entertaining.



Large windows and patio doors provide charming views over the rear garden, filling the space with natural light and creating a bright, welcoming atmosphere. This well-appointed kitchen truly serves as the heart of the home. The ground floor concludes with a handy WC and utility space. Upstairs, you will find three well-proportioned bedrooms include a generous principal bedroom with a private en-suite – ideal for comfort and privacy. Positioned on a desirable end plot, the property benefits from added space and a sense of exclusivity. Outside, a private driveway offers convenient off-road parking

GARDEN:

To the rear, a spacious and private garden offers the perfect opportunity to create your own outdoor retreat. Featuring secure fencing, areas of lush greenery, and plenty of room for seating, entertaining, or adding a shed or additional storage, it's ideal for relaxing and enjoying outdoor living.



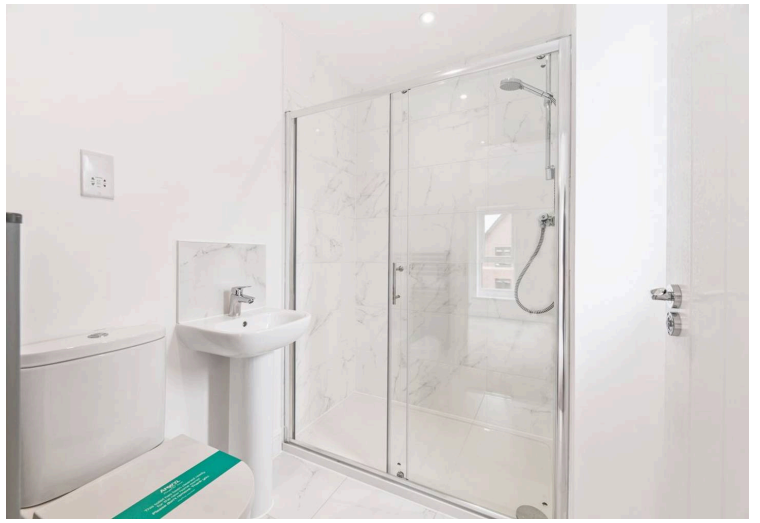
LOCATION:

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: TBD
- › Tenure: Freehold







Tel: 01925 267070

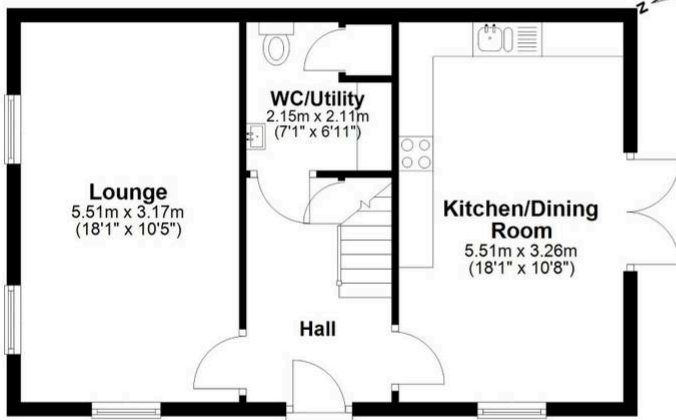
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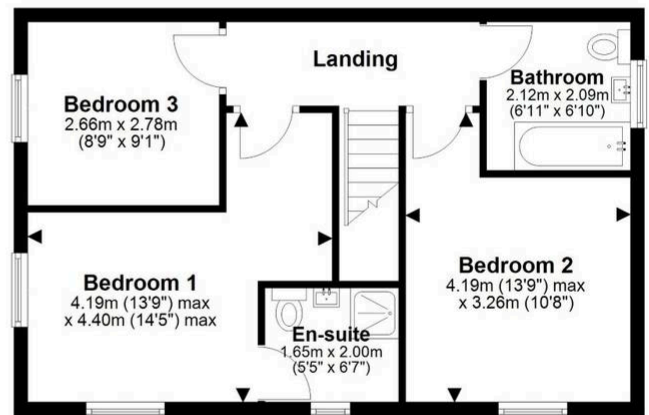
Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 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.

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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