



Echo Grove, Great Sankey Warrington, Cheshire

Semi Detached • Three Bedrooms • Generous Garden • Excellent Location • Private Parking • Close To Local Amenities • Freehold Title • Two Bathrooms and W.C • Move In Ready • EV Charging and Driveway



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside via a welcoming entrance hallway that immediately sets the tone for the rest of this beautifully presented home. The spacious lounge is finished in neutral décor and features a large window that floods the room with natural light, creating a bright and inviting living space. To the rear, the impressive kitchen diner forms the true heart of the home. The contemporary kitchen is fitted with a stylish range of sleek cabinetry, offering ample worktop and storage space alongside integrated appliances. The adjoining dining area benefits from French doors opening onto the garden, seamlessly blending indoor and outdoor living – perfect for entertaining and family dining alike. The ground floor is further enhanced by a convenient WC and antio flooring throughout.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each enjoying a sense of privacy and comfort.

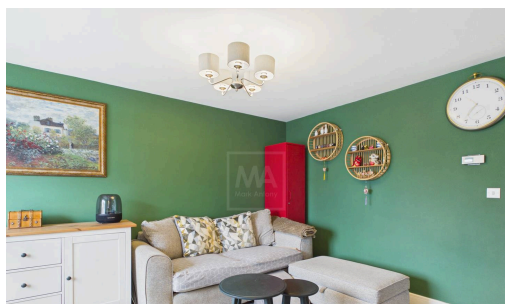
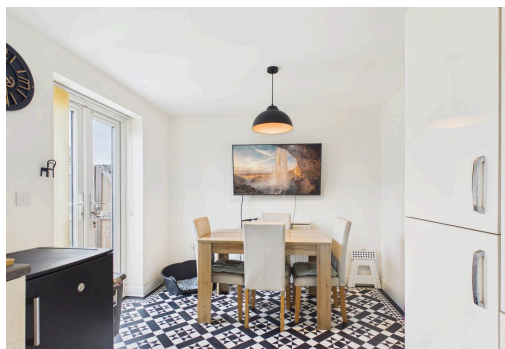


INTERIOR

The principal bedroom benefits from fitted wardrobes and a modern en suite shower room. The remaining bedrooms are served by a contemporary three-piece family bathroom, providing the perfect space to relax and unwind.

EXTERIOR

Externally, the property enjoys a beautifully maintained and low-maintenance rear garden, offering the perfect space for relaxing and entertaining alike. A paved patio area provides an ideal setting for outdoor seating and al fresco dining, while the generous artificial lawn ensures year-round greenery with minimal upkeep. With plenty of space for families, pets or summer gatherings, this attractive outdoor space perfectly complements the interior accommodation. To the front, the property benefits from off road parking as well as an EV charging point.



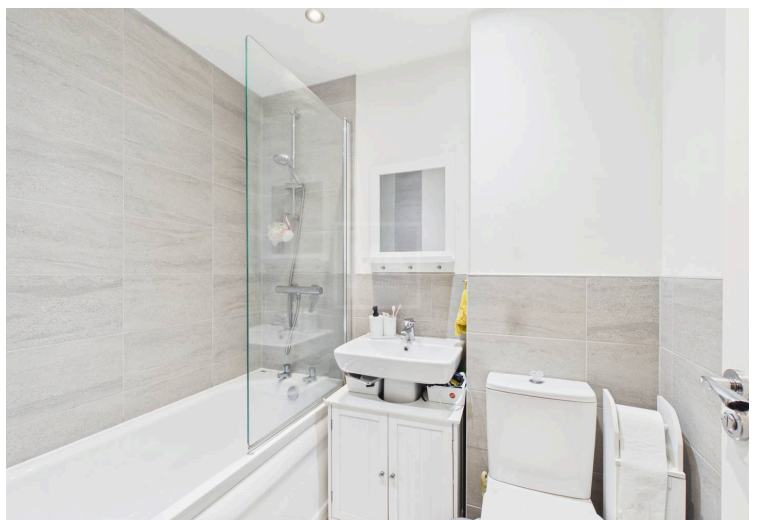
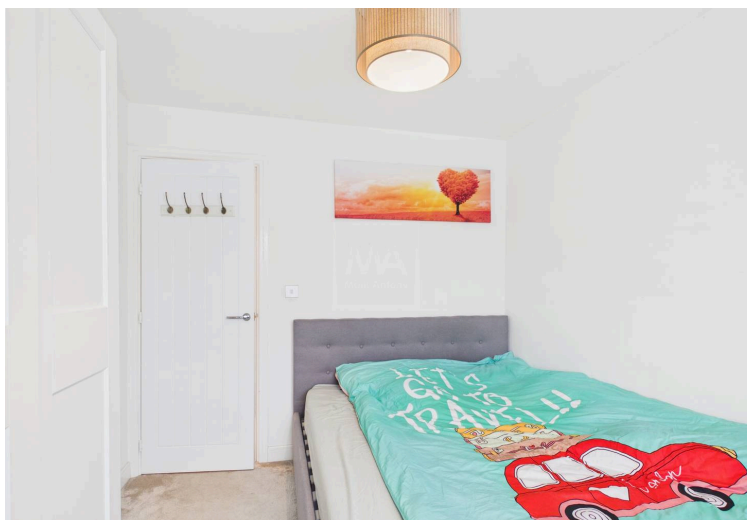
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





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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.



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