

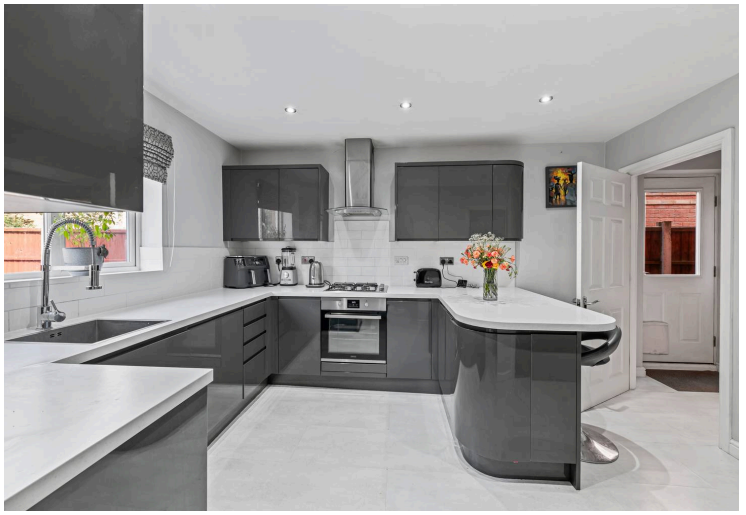



The Lees, Great Sankey

Warrington, Cheshire

Detached • No Onward Chain • Private Positioning • Five Generous Sized Bedrooms • Freehold Title • Double Integrated Garage • Large Rear Garden • Three Reception Rooms • Three Bathrooms And W.C • Excellent Location

Mark Antony

SALES & LETTING AGENTS

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INTERIOR

The hallway provides access to all areas of the ground floor. To the rear of the property is a generous lounge, featuring French doors opening directly onto the garden. Continuing through the home, you will find a contemporary kitchen with an adjoining dining area. The kitchen is fitted with a range of sleek cabinetry, providing ample worktop and storage space, complemented by a breakfast bar ideal for casual dining and a range of integrated appliances. There is also access to a separate utility room, complete with a convenient W.C. The spacious dining area provides an excellent setting for both everyday meals and entertaining. The ground floor is further enhanced by a versatile additional reception room, currently arranged as a comfortable snug. Upstairs, the property continues to impress with five well-proportioned bedrooms, each benefiting from an abundance of natural light. The principal bedroom features its own en-suite shower room, while bedroom two also benefits from a private en-suite shower room. The remaining three bedrooms are served by a stylish three-piece family bathroom suite.



EXTERIOR

The rear garden offers a beautifully landscaped and private outdoor space, thoughtfully designed for both relaxation and entertaining. A generous lawn is complemented by paved seating areas, established planting and mature greenery, creating a tranquil and attractive setting. A superb timber-framed garden pergola provides a sheltered outdoor seating area, ideal for enjoying the garden throughout the seasons or entertaining guests. The garden also benefits from a selection of mature trees, raised and planted borders, decorative gravel and established shrubs, adding colour, privacy and visual interest. The paved terrace provides ample space for outdoor dining and seating, while the well-maintained lawn offers a versatile area for families and outdoor activities. To the front, the property is set back from the road and occupies a generous corner position with ample off road parking as well as access to the double garage and 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











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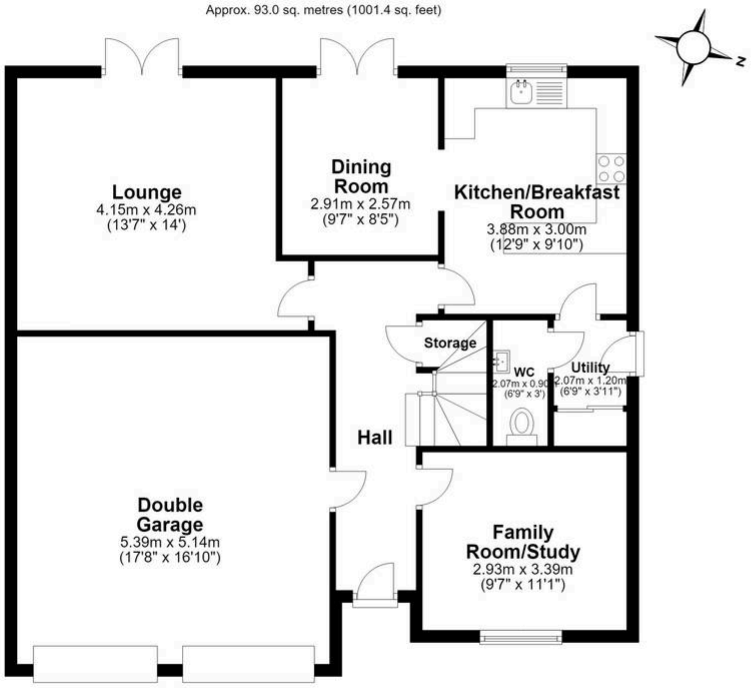
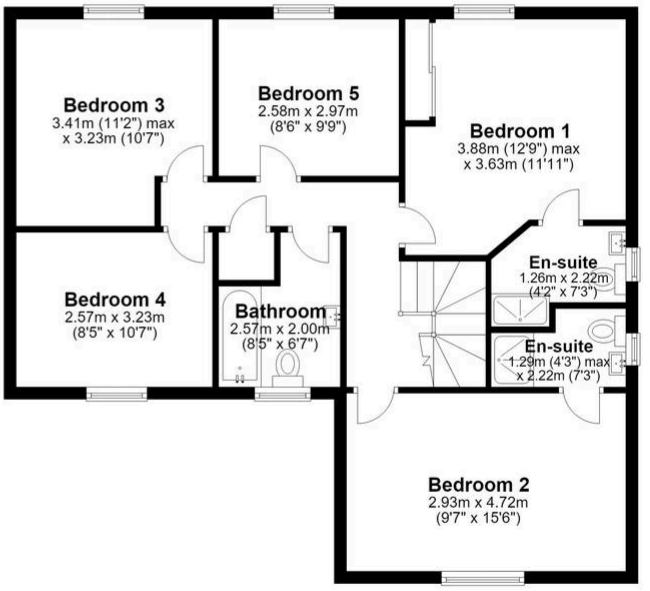
Ground Floor

Approx. 93.0 sq. metres (1001.4 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 168.1 sq. metres (1809.5 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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