





Rudyard Lake, Great Sankey

Warrington, Cheshire

Freehold Title • Four Well Sized Bedrooms • Charming Rear Garden • Close To Local Amenities • Beautifully Presented Throughout • Desirable Location • Driveway Parking • Bright and Modern Interiors • Three Bathrooms • Close To Schools

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

As you enter this charming home, you are welcomed by an inviting hallway that immediately provides access to the impressive accommodation beyond. The first room you encounter is the beautifully presented lounge, bathed in natural light that seamlessly flows in from the attractive bay window, creating the perfect setting for relaxation and unwinding with family and friends after a busy day.

Continuing through the home, you will find the integrated garage, offering ample storage space and practicality. Adjacent is the convenient downstairs WC, ideal for both residents and guests. Completing the ground floor is the stunning open-plan living space, which truly forms the heart of the home. The contemporary kitchen boasts sleek modern finishes, integrated appliances, and a separate utility area, providing both style and functionality. Seamlessly flowing from the kitchen is the spacious dining and family area, creating a wonderful environment for everyday living, entertaining, and spending quality time together.



Double doors effortlessly connect the indoors with the stunning garden beyond, filling the space with light and enhancing the sense of openness.

Ascending to the first floor, you will find four generously sized bedrooms. The impressive principal bedroom serves as a private retreat, offering ample space and the luxury of an en-suite shower room. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom, ensuring practicality for modern family life.

GARDEN

To the rear of the property lies a beautifully landscaped and meticulously maintained garden. The property further benefits from a private driveway, offering convenient off-road parking and added peace of mind, completing this charming family residence.





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.

GENERAL INFORMATION

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B







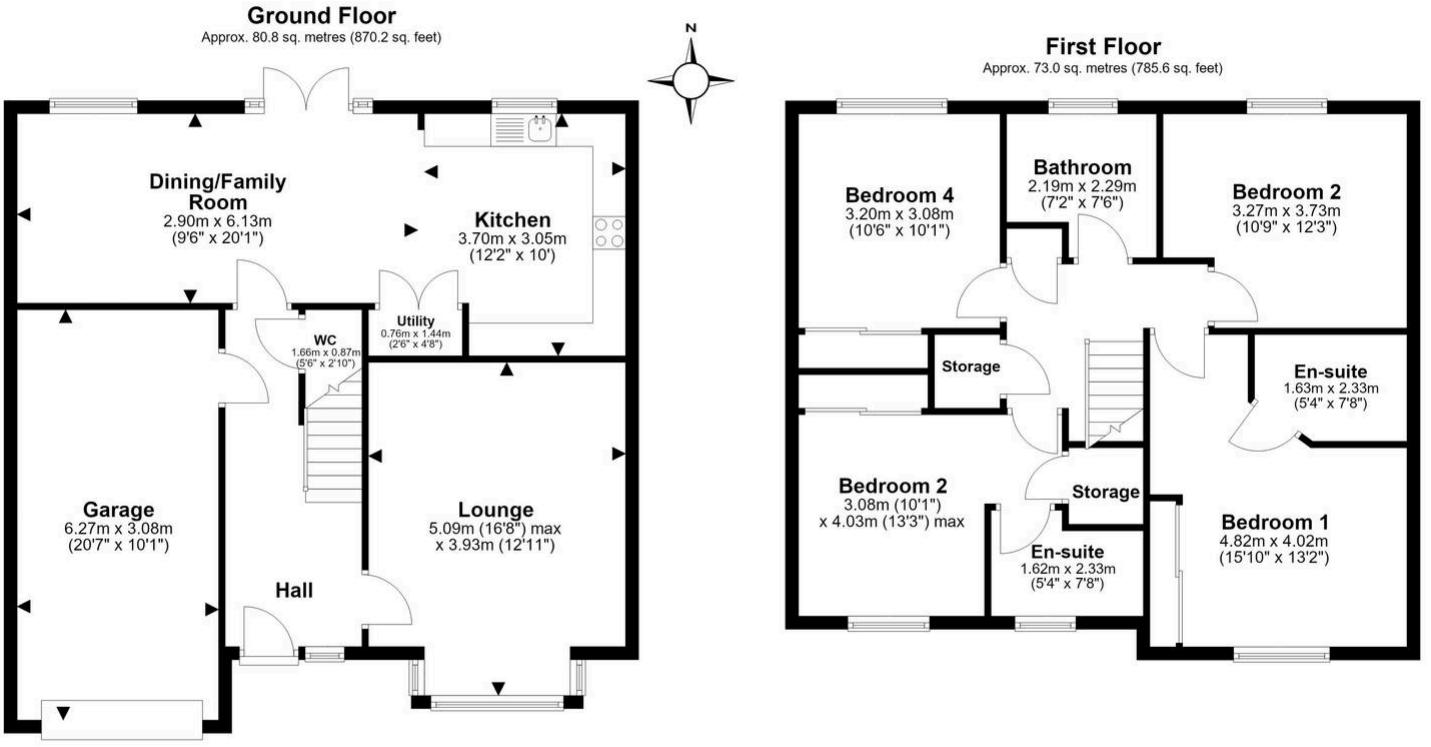






Tel: 01925 267070
Web: www.MarkAntonyEstates.com
Email: Office @ MarkAntonyEstates.com

The Property Ombudsman
safeagent



Total area: approx. 153.8 sq. metres (1655.8 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.

LOVE YOUR NEXT MOVE

Warrington's Highest Rated Agent

allAgents.co.uk