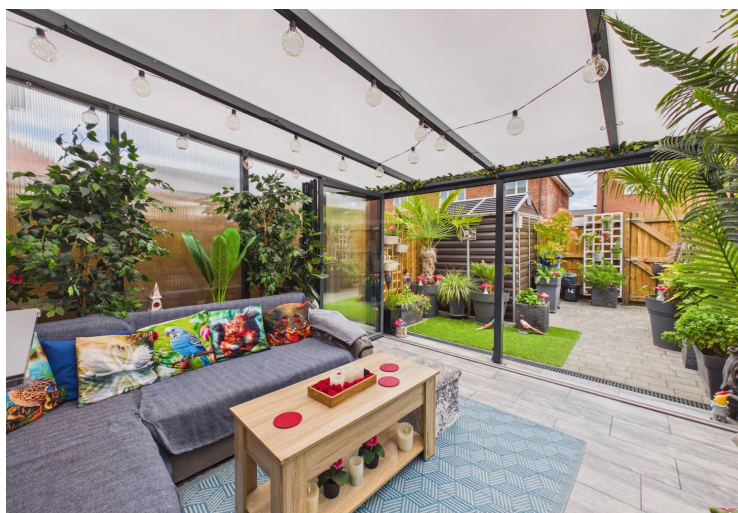




Oscar Crescent, Great Sankey Warrington

Discount To Market • First Time Buyers • Two Bedrooms • Sunroom • Excellent Location • Off Road Parking •
Freehold Title • Close To Local Amenities • Modern Kitchen • Contemporary Bathroom And W.C



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a bright and inviting hallway leading into a spacious, light-filled lounge. Continuing through the home, you will find a modern kitchen fitted with a stylish range of sleek cabinetry, providing ample storage and generous worktop space, complemented by integrated appliances. The kitchen flows seamlessly into a useful breakfast area, ideal for relaxed dining and everyday living, with French doors opening into an additional sunroom. This versatile space provides excellent further living accommodation, with bi-fold doors creating a seamless connection between the home and garden, perfect for enjoying a true indoor-outdoor lifestyle. The ground floor is further complemented by a convenient WC.

Upstairs, the property offers two well-proportioned bedrooms, both enjoying an abundance of natural light. Completing the first floor is a contemporary three-piece family bathroom, finished to a modern standard. The property is further enhanced by a boarded loft space with lighting and ladder providing excellent storage options. Overall, this well-presented home offers a fantastic combination of stylish living spaces, practical accommodation and excellent opportunities for modern family living.



EXTERIOR

The property benefits from a beautifully presented, low-maintenance rear garden, featuring a paved patio area complemented by artificial lawn and a variety of mature planting. The garden is thoughtfully arranged to create a private and inviting outdoor space, with a charming covered seating area/sunroom providing an ideal spot for relaxing and entertaining. A timber garden shed offers useful additional storage, while the attractive planting and established greenery add colour and character throughout. To the front, the property has off road parking as well as side access leading to the rear garden.

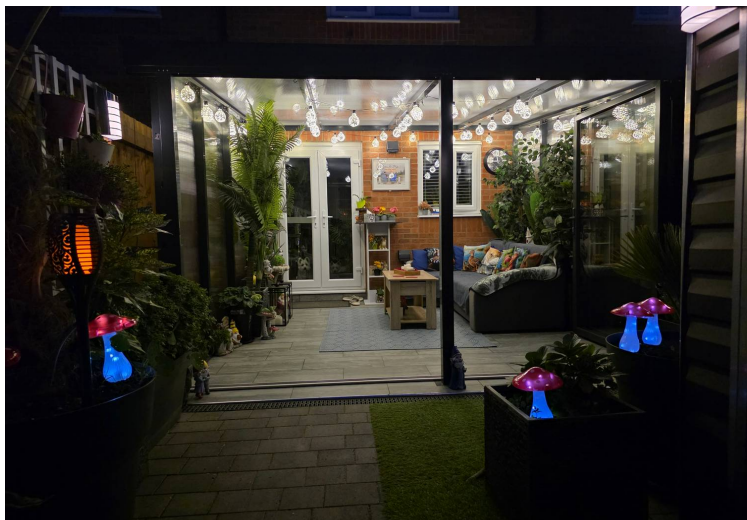
Please note, this property is offered for sale at a discount to market value and is only available for first time buyers to purchase.

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
- › EPC Energy Efficiency Rating: B





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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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