



Pasadena Avenue, Great Sankey

Warrington Cheshire

Four Bed Detached Family Home • Neutral Décor Throughout • Bright and Spacious Interiors • Large Rear Garden
 • Utility Room and WC • Open Plan Kitchen/Diner • Integrated Appliances • Two Bathrooms • Close To
 Amenities • Close To Schools



Mark Antony
 SALES & LETTING AGENTS



INTERIOR:

Upon entering the property, the welcoming hallway provides access to all areas of this home. To the front of the home, you will find the bay-fronted lounge, beautifully flooded with an abundance of natural light, creating a warm and cosy environment that is perfect for relaxing and unwinding in the evenings. To the rear of the property you will find the heart of the home, a stunning open plan kitchen diner enjoying charming views over the rear garden and providing a wonderful setting for family meals and entertaining. The kitchen benefits from a range of integrated appliances, ample worktop space and storage, while the separate utility room offers additional practicality and convenience for modern family living. The ground floor is completed by a convenient WC, while the integral garage provides excellent additional storage and practicality, with further potential for a range of uses. As you ascend the staircase to the first floor, you will find four well proportioned bedrooms and two bathrooms.



The principal bedroom offers a comfortable and peaceful retreat, benefiting from multiple windows that flood the room with natural light. Integrated wardrobes provide excellent storage while making the most of the available space, complemented by a modern En-suite shower room, adding a touch of luxury. The remaining bedrooms are all well proportioned, offering versatile accommodation ideal for family members, guests or a home office. They are served by a modern family bathroom, thoughtfully fitted with both a separate shower and a bath.

GARDEN:

To the rear of this home, you will find a large, well-maintained south-facing garden surrounded by lush greenery, with well-established planted borders and mature trees creating a wonderful sense of privacy. A small paved seating area provides the perfect spot for outdoor dining or relaxing, while the south-facing aspect allows the garden to enjoy plenty of natural sunlight throughout the day.



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.

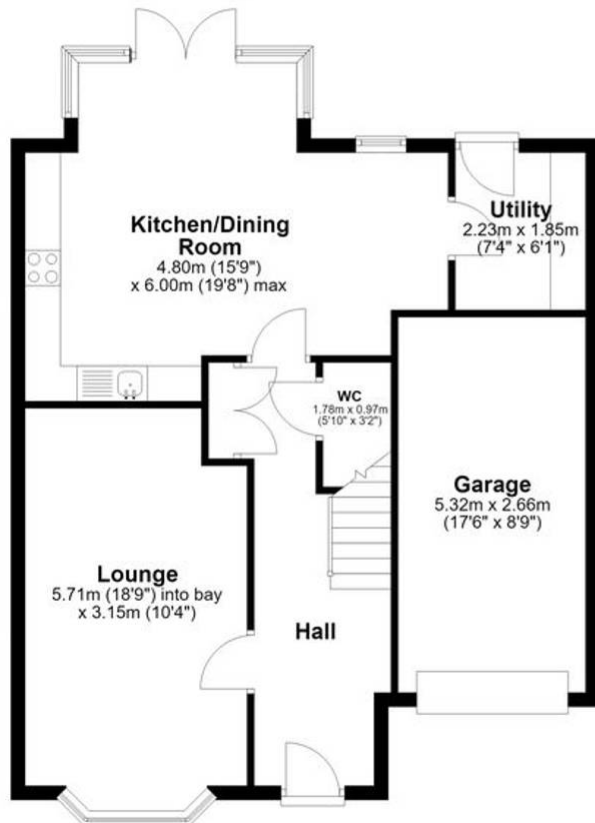
GENERAL INFORMATION:

- › Council Tax band: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



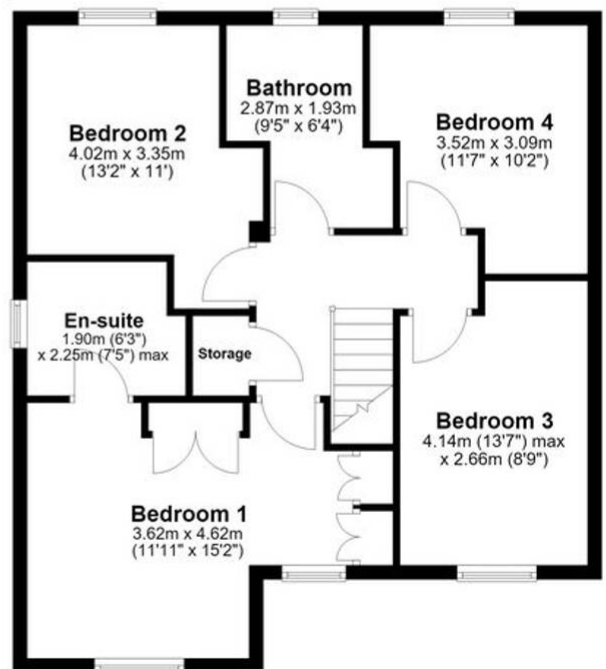
Ground Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



Total area: approx. 136.7 sq. metres (1471.0 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.