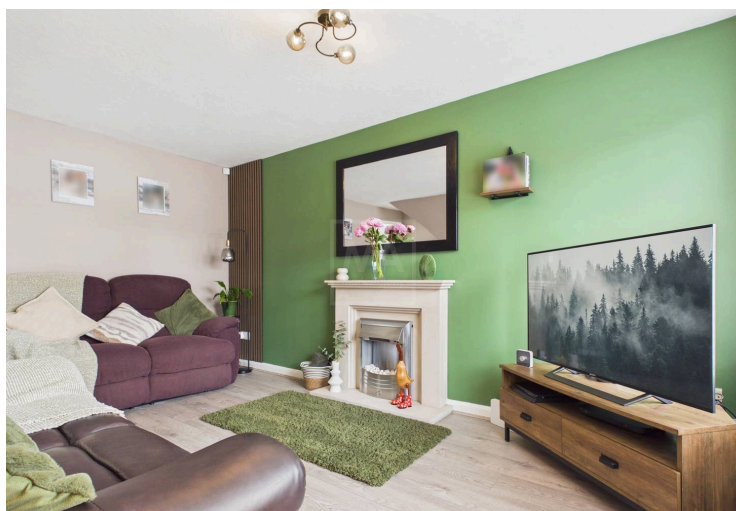




Holbrook Close, Great Sankey Warrington, Cheshire

Freehold Title • Extended Family Home • Generous Garden • Excellent Location • Off Road Parking And Garage
• Close To Local Amenities • Modern Kitchen/Family Room • Three Bedrooms • Two Bathrooms And WC •
Transport Links Nearby



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INTERIOR

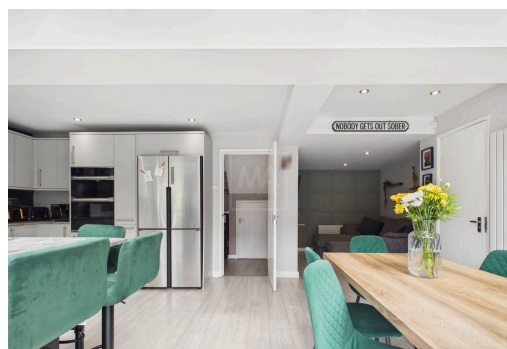
A bright and welcoming entrance hallway sets the tone for this beautifully presented home, leading through to a generous lounge where a feature fireplace creates a warm and inviting focal point. Beyond, you'll discover the true heart of the home – an impressive open-plan kitchen, dining and family space, perfectly designed for modern living. The stylish kitchen is fitted with sleek cabinetry, generous worktop space and ample storage, complemented by a range of integrated appliances. A practical breakfast bar seamlessly connects the kitchen to the dining area, making it ideal for everyday family life, casual dining and entertaining alike. Skylights flood the room with natural light, enhancing the sense of space, while bi-fold doors open onto the rear garden, creating a seamless transition between indoor and outdoor living. Completing this versatile space is a cosy snug, offering the perfect spot for a home office, reading nook or additional sitting area. A convenient ground floor WC completes the accommodation on this level. Upstairs, the property continues to impress with three well-proportioned bedrooms.



The principal bedroom is a standout feature, boasting fitted wardrobes and a stylish en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom, completing this exceptional home.

EXTERIOR

The rear garden has been thoughtfully landscaped to create a wonderful outdoor space, ideal for both relaxing and entertaining. A generous paved patio extends directly from the property, providing the perfect setting for al fresco dining and summer gatherings, while the well-maintained lawn offers plenty of space for children to play or keen gardeners to enjoy. Mature trees, shrubs and established planting border the garden, creating a colourful and private setting throughout the seasons. Completing the space is a useful timber garden shed, providing excellent outdoor storage. To the front, the property benefits from a low maintenance lawn, off road parking and access to an integrated garage, perfect for extra storage options.



GENERAL INFORMATION

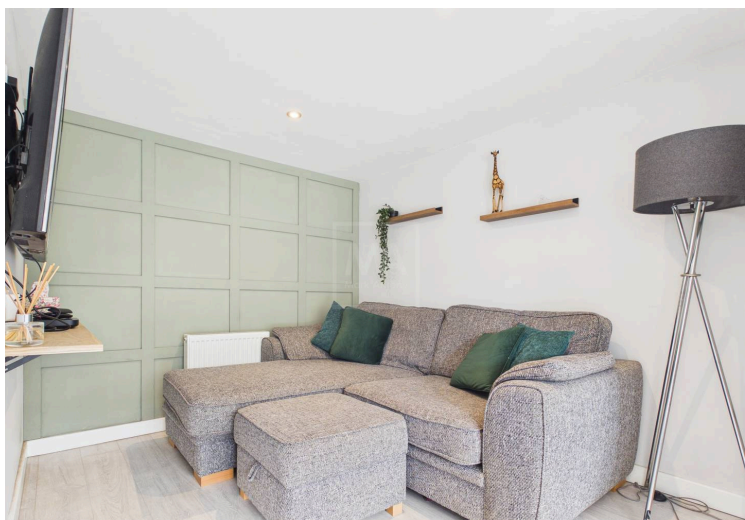
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

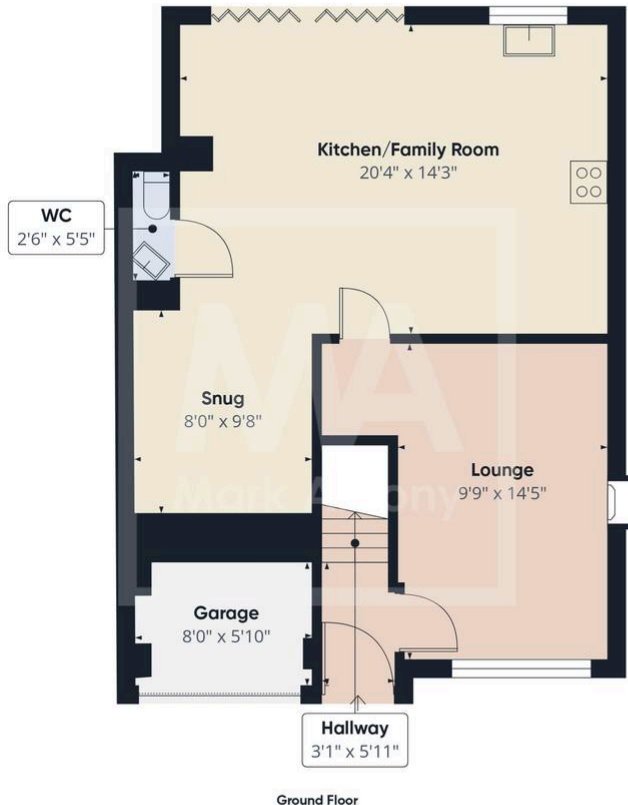




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Approximate total area⁽¹⁾
991 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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