



Cheddington Crescent, Great Sankey

Warrington Cheshire

Freehold Title • Three Great Sized Bedrooms • Driveway Parking with EV Charging • Close To Amenities •
 Spacious and Well Maintained Gardens • Loft Is Fully Boarded With A Built In Ladder • Sought After Location •
 Modern Interiors – Move In Ready Feel • Two Bathrooms • Bright and Airy Feel Thro



Mark Antony
 SALES & LETTING AGENTS



INTERIOR:

Step inside this modern and well-presented three-bedroom semi-detached home, where modern style meets effortless comfort. Finished to a wonderful standard throughout, this move-in-ready property offers contemporary living with a warm and welcoming feel.

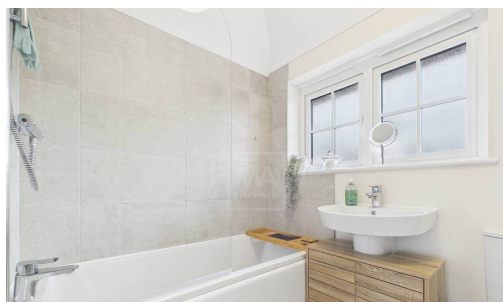
To the front of the home sits the spacious lounge featuring elegant wall panelling and a bright, airy atmosphere. Flooded with natural light, this contemporary reception room provides an inviting space for family relaxation. The kitchen/diner forms the true heart of the home, beautifully positioned to the rear and enjoying stunning views over the garden. The contemporary sage green kitchen is stylishly appointed with integrated appliances and ample storage, while the generous dining area provides the perfect setting for family meals and entertaining. Elegant pendant lighting above the dining table adds a sophisticated finishing touch, creating a warm, inviting and sociable space. The ground floor concludes with a handy WC.



As you ascend the staircase to the first floor, you will find three well-proportioned bedrooms that offer comfortable accommodation for the whole family to enjoy. Bedroom One is situated to the front of the home and offers generous proportions, providing ample space for your furniture designs to come to life. This beautifully presented bedroom adds a touch of luxury, further enhanced by the added benefit of a stylish en-suite bathroom. Do not miss out on making this wonderful house your home!

GARDEN:

The beautifully landscaped garden is surrounded by lush greenery, offering a private and secluded outdoor space with no overlooking properties. A paved pathway runs around the side of the home, leading seamlessly to a dedicated seating area, creating the perfect setting for relaxing, entertaining and enjoying the outdoors.



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: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B

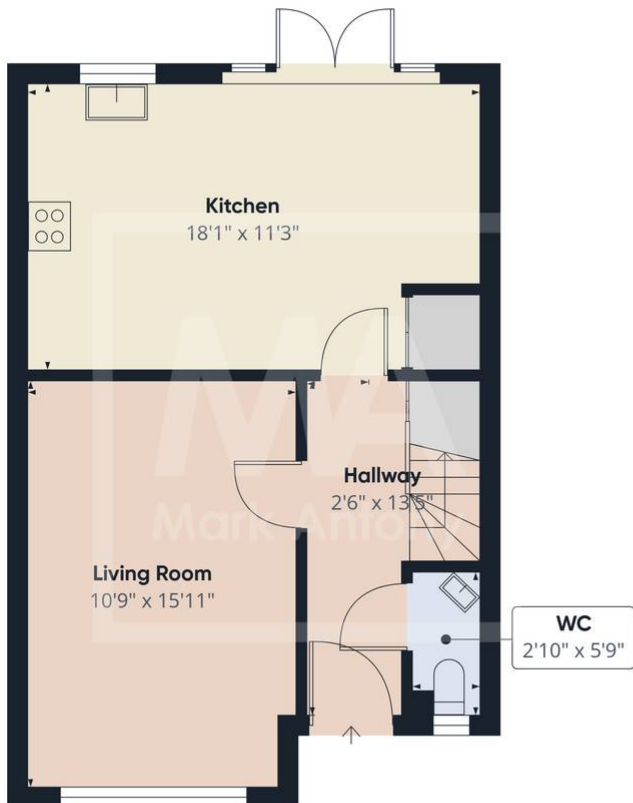




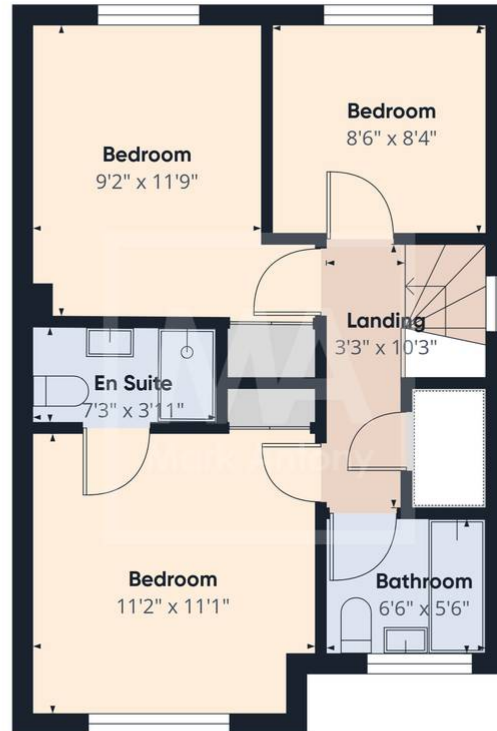
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
895 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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