



Membury Drive, Great Sankey Warrington

A Gorgeous Family Home • Four Generously Sized Bedrooms • Finished to an Immaculate Standard • Beautiful Interior Throughout • A Modern Kitchen • South Facing Garden • A Tranquil Outdoor Space • Driveway Parking and a Garage • Desirable Location of Great Sankey • Close To Credited Schools



Mark Antony
SALES & LETTING AGENTS

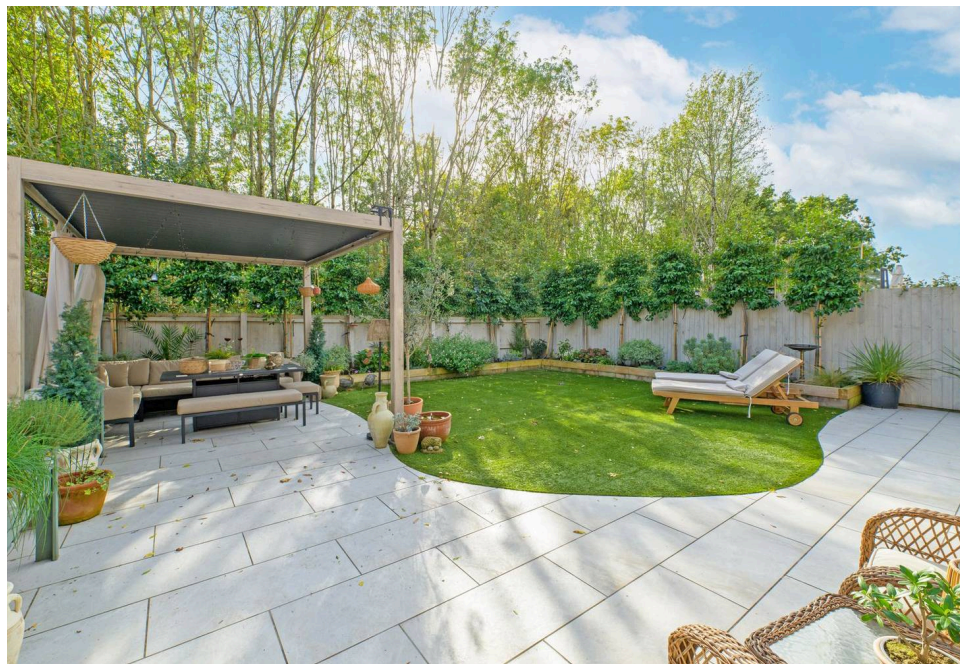
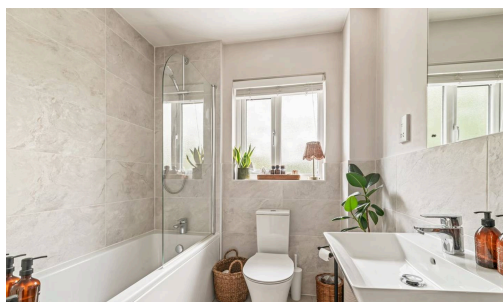
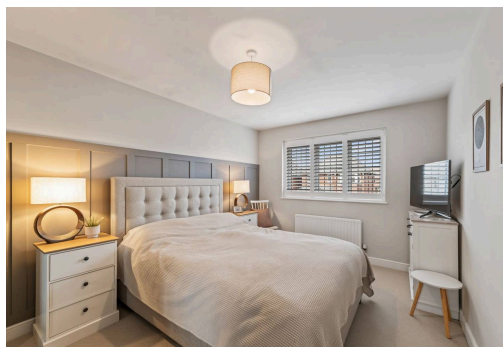


INTERIOR

Upon entering, you are welcomed by a bright and inviting hallway leading to a generous lounge. This beautifully presented room sets the tone for the rest of the home, featuring a gorgeous bay window and a cosy log burner, creating the perfect space to relax and unwind.

Following the natural flow of the property, you arrive at the heart of the home: the modern kitchen/dining room. Beautifully designed and finished to a high standard, the kitchen features high-quality integrated appliances and sleek worktops, seamlessly combining practicality with contemporary elegance. The dining area benefits from patio doors opening onto the beautiful rear garden, as well as access to a useful utility room and WC.

To the first floor are four generously sized bedrooms. The principal bedroom benefits from a stunning en-suite shower room and built-in wardrobes, while the remaining three bedrooms are served by the immaculate main family bathroom.



EXTERIOR

The property benefits from a beautifully landscaped, south-facing rear garden, providing an excellent space for both relaxing and entertaining. The garden features a generous lawn, complemented by stylish porcelain paving, established planting and mature greenery, creating a pleasant and private setting.

A stunning pergola with a dedicated seating area sits to one side of the garden, complete with an outdoor dining space, making it ideal for al fresco dining and entertaining guests throughout the year. A paved patio immediately adjoining the house provides a seamless connection between the indoor and outdoor living spaces.

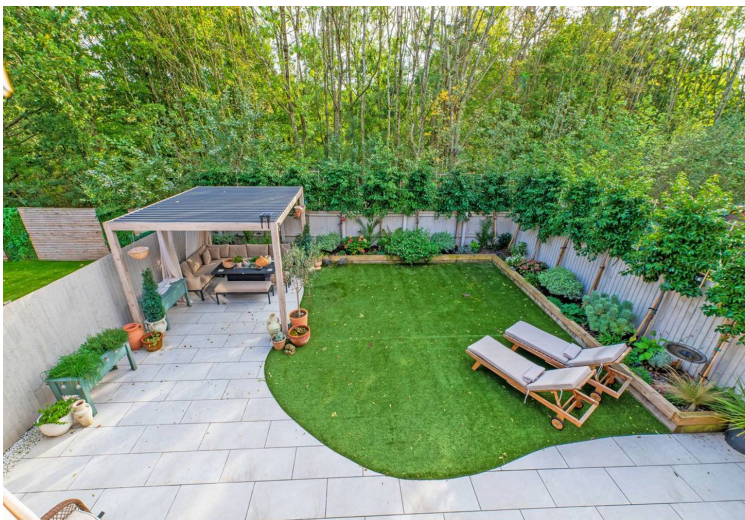
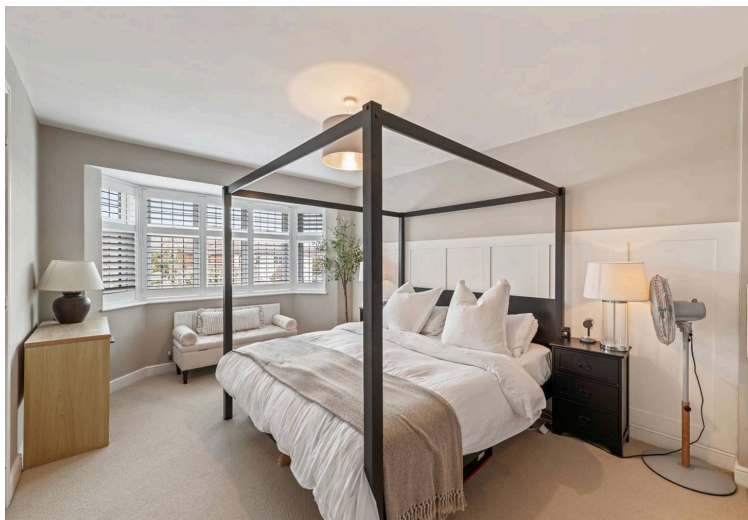
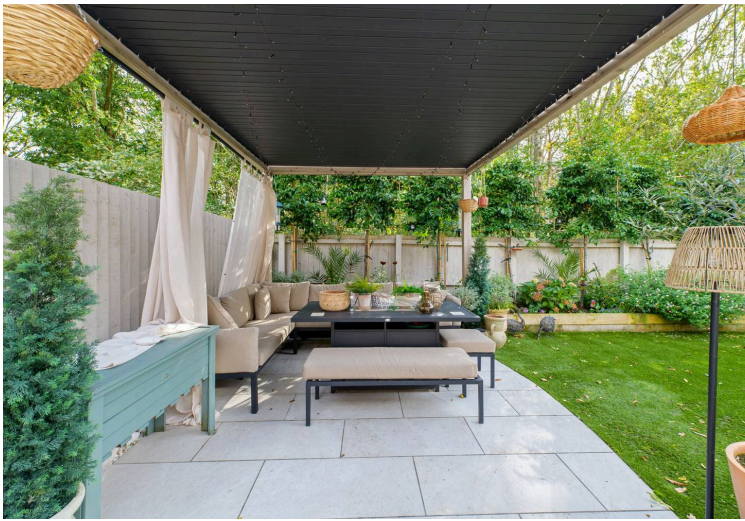
The property also benefits from driveway parking and an integral garage, providing secure and convenient parking for residents.

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.

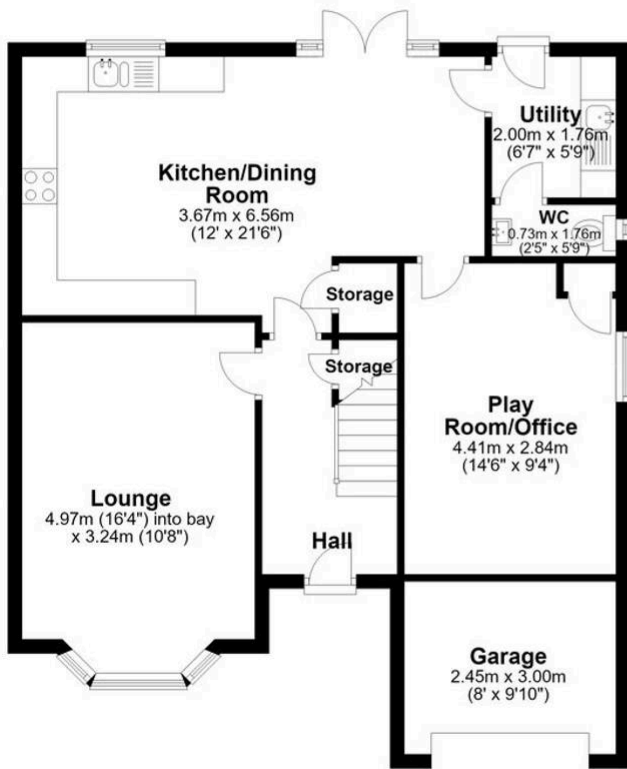
GENERAL INFORMATION

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



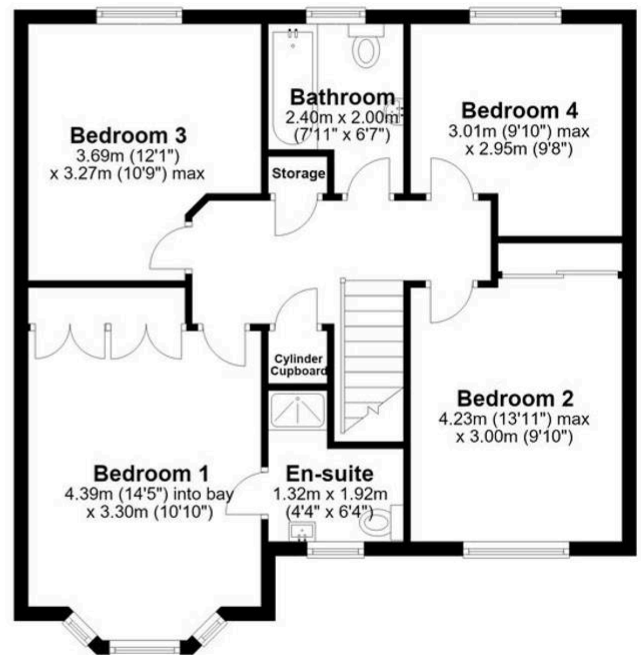
Ground Floor

Approx. 72.6 sq. metres (781.4 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



Total area: approx. 138.3 sq. metres (1488.7 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.