



Victor Gardens, Great Sankey Warrington, Cheshire

Detached • Freehold Title • Open Plan Kitchen Diner • Modern Throughout • Four Bedrooms • Generous Garden
• Excellent Location • Integrated Garage • Close To Local Amenities • Integrated Appliances



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SALES & LETTING AGENTS



INTERIOR

Step into this beautifully presented home through a bright and airy hallway that immediately sets a welcoming tone. To the right, a generously sized lounge features a striking bay window, allowing natural light to pour in and create a warm, inviting space. At the rear of the property, the stylish kitchen diner overlooks the garden, offering both functionality and charm. The sleek kitchen is fitted with a range of integrated appliances, complemented by ample storage and worktop space. The dining area provides direct access to the garden—ideal for indoor-outdoor living, whether entertaining guests or enjoying relaxed family meals. The ground floor is further enhanced by a separate utility room, a convenient storage cupboard, and a well-appointed WC, adding to the home's practicality.

Upstairs, the property continues to impress with four well-proportioned, light-filled bedrooms. The principal bedroom benefits from built-in wardrobes and a private en suite, finished to a high standard for an added touch of luxury. The remaining bedrooms are served by a larger-than-average, contemporary family bathroom—perfect for unwinding at the end of the day.



Thoughtfully decorated throughout, this home offers a fresh, modern aesthetic, making it an ideal choice for comfortable family living.

EXTERIOR

The property boasts a well-maintained and generously sized rear garden, ideal for both relaxation and entertaining. Predominantly laid to lawn, the space offers a neat and level setting, perfect for families or those who enjoy outdoor living. A paved patio area sits directly to the rear of the property, providing an excellent spot for outdoor dining or summer gatherings, with convenient access from the house via French doors. This attractive outdoor space strikes the perfect balance between practicality and enjoyment, making it a wonderful extension of the home. To the front, the property benefits from ample off road parking as well as a neat front lawn. There is also the added bonus of an integrated garage, perfect for extra storage with potential to become a second reception room.



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

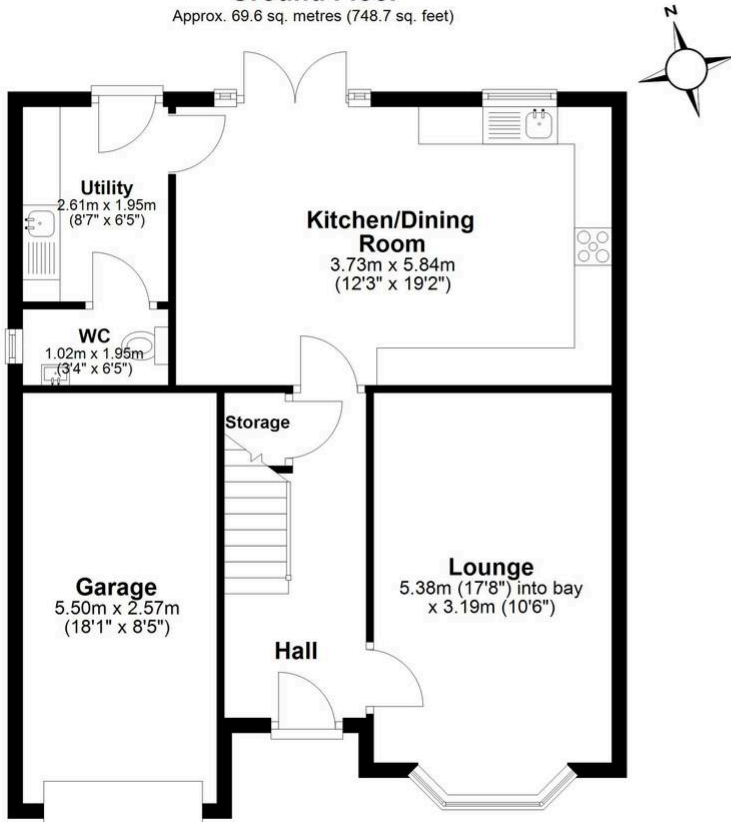
Tenure: Freehold

EPC Energy Efficiency Rating: B



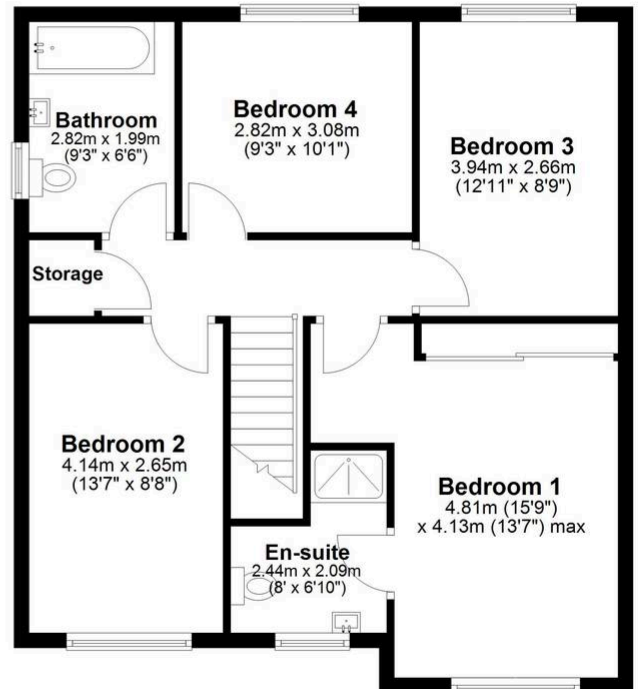
Ground Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 136.6 sq. metres (1470.6 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.