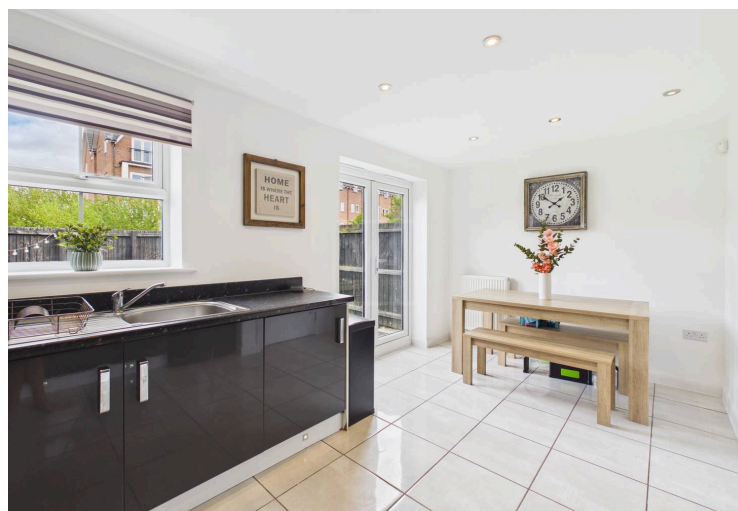




Rose Creek Gardens, Great Sankey

Warrington, Cheshire

Move In Ready • Three Bedrooms • Garage And Driveway Parking • Chapelford Development • Two Bathrooms And W.C • Close To Local Amenities • Generous Garden • Modern Kitchen • Excellent Transport Links • Bright And Airy



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INTERIOR

Step inside via a welcoming entrance hallway, which immediately sets the tone for the stylish and well-presented accommodation throughout. To the left, a spacious lounge is enhanced by a striking bay window, flooding the room with natural light and creating the perfect space to relax and unwind. Continuing through the home, you'll find the impressive open-plan kitchen/diner. The contemporary kitchen is fitted with a range of sleek cabinetry, offering ample storage and generous worktop space, alongside a selection of integrated appliances. The adjoining dining area features French doors opening onto the rear garden, seamlessly blending indoor and outdoor living and providing an ideal setting for entertaining family and friends. The ground floor is completed by a convenient WC. Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedroom Two benefits from built-in wardrobes, while the generous principal bedroom also features fitted wardrobes and a private en-suite shower room. A stylish three-piece family bathroom completes the accommodation.



EXTERIOR

The rear garden has been thoughtfully designed to offer a low-maintenance outdoor space, featuring a generous artificial lawn and a paved patio seating area, ideal for relaxing or entertaining. Fully enclosed by timber fencing and a gated side access that adds everyday convenience. With ample space for outdoor furniture, it's the perfect setting for enjoying al fresco dining or spending time with family and friends. To the front, the property benefits from ample off road parking as well as a garage, perfect for extra storage.



LOCATION

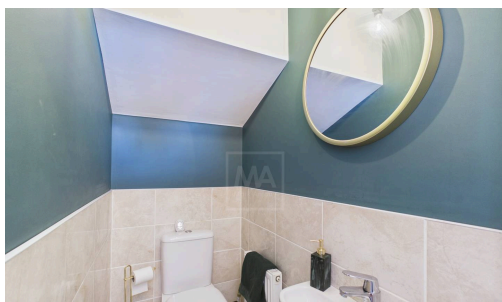
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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.

GENERAL INFORMATION

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



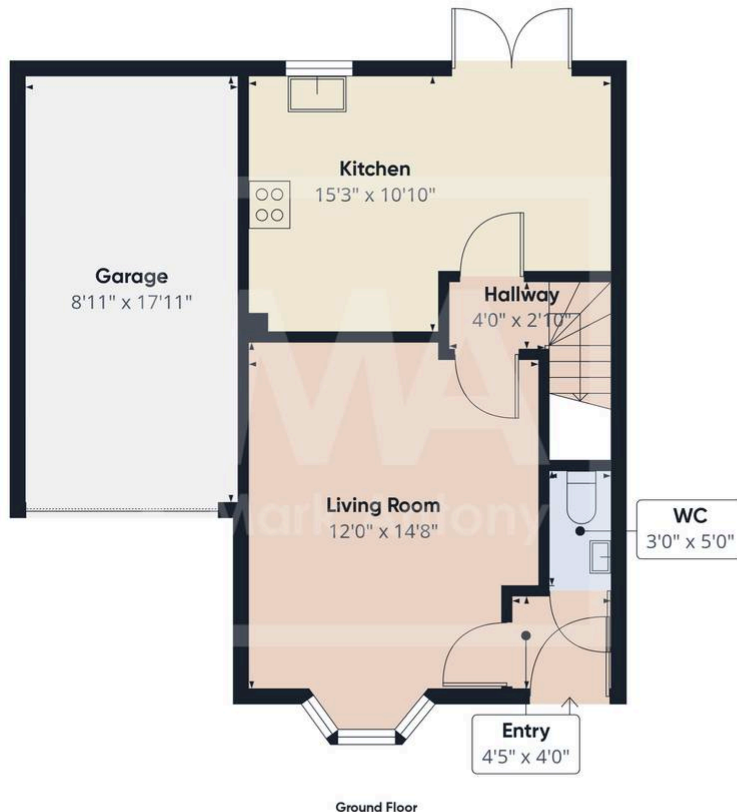




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Approximate total area⁽¹⁾
902 ft²

(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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