



## Lavender Gardens Warrington

Three Storey Living • Three Bedrooms • Parking Available • No Onward Chain • Sought After Location • Light And Airy • Close To Local Amenities • Spacious Living • Ideal Family Home • Move In Ready



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this delightful home, you are welcomed by a bright and inviting living room, beautifully enhanced by an abundance of natural light. This comfortable space provides the perfect setting to relax and unwind after a busy day, while also offering an ideal place to spend quality time with family and friends. Presented as a wonderful blank canvas, the home offers the perfect opportunity for new owners to add their own style and personal touches throughout.

Flowing seamlessly from the living room is the spacious kitchen, which boasts ample worktop space and room for dining. Designed with both practicality and comfort in mind, it is the perfect environment for preparing delicious home-cooked meals with ease. The kitchen also benefits from additional storage and double doors that open onto the garden, creating a wonderful connection between indoor and outdoor living.



The first floor is home to two well-proportioned bedrooms, both offering peaceful retreats for rest and relaxation. Bedroom two further benefits from additional storage, adding to the home's practicality. A modern three-piece family bathroom serves this floor, providing convenience for everyday living. Occupying the second and final floor is the impressive master suite. Complete with a private en-suite bathroom and dedicated wardrobe space, this luxurious sanctuary offers both comfort and privacy, creating the perfect place to escape and unwind. Like the rest of the property, this space offers excellent potential for buyers to make it their own and create a home tailored to their individual tastes and lifestyle.

## GARDEN

To the rear, the property boasts a delightful garden, providing the perfect space for relaxing in the summer sun or entertaining family and friends. Further benefits include a dedicated parking space.

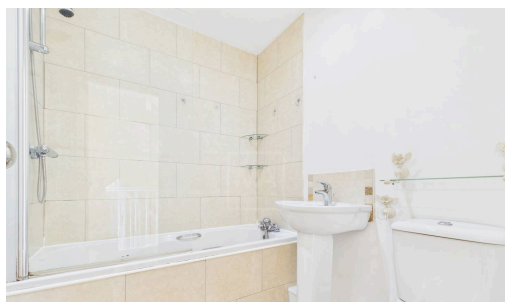


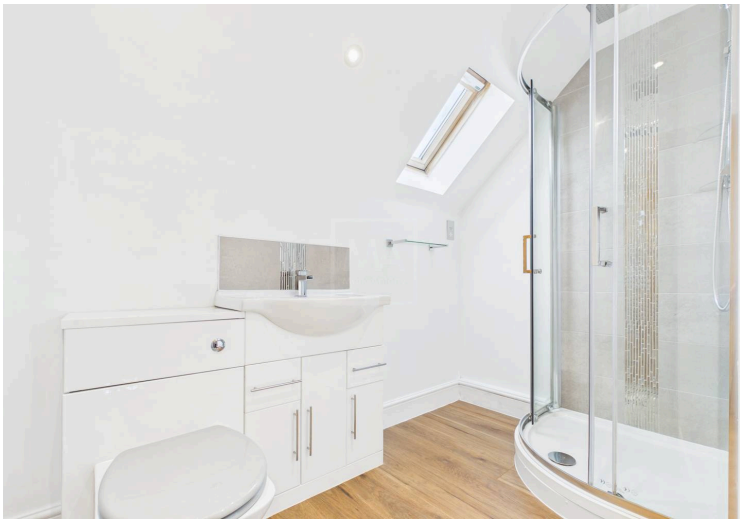
## LOCATION

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: Leasehold
- › EPC Energy Efficiency Rating: C







Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



### 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.



Warrington's Highest Rated Agent

