



Park Road, Great Sankey

Freehold

Detached Property • Freehold Title • Three Bedrooms • Generous South Facing Garden • Excellent Location • Separate Garage • Modern Throughout • Open Plan Living • Close To Local Amenities • Substantial Plot



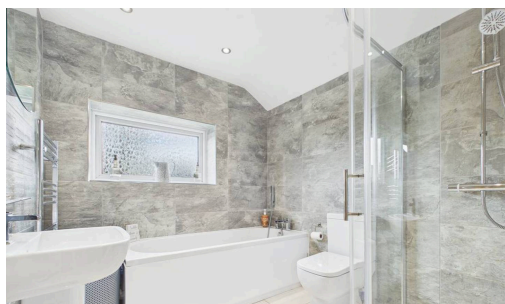
Mark Antony

SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a bright and spacious hallway that immediately sets the tone for the stylish and well-presented accommodation throughout. To the left, a generously proportioned lounge features an attractive fireplace, creating a warm and inviting focal point. Continuing through the home, you will find the heart of the property: an impressive open-plan kitchen, dining and living space. Finished to a high standard, the kitchen offers an abundance of worktop space and storage, while the adjoining dining area provides the perfect setting for family meals and entertaining guests. To the rear, a versatile second reception area enjoys an open-plan layout and can be adapted to suit a variety of lifestyles. French doors frame attractive views of the garden and seamlessly connect the indoor and outdoor spaces, making it ideal for entertaining and everyday family living.



The first floor hosts three well-proportioned bedrooms, each benefiting from plenty of natural light and a peaceful, private feel. Completing the accommodation is a contemporary three-piece family bathroom, thoughtfully designed to provide a relaxing retreat.

GARDEN:

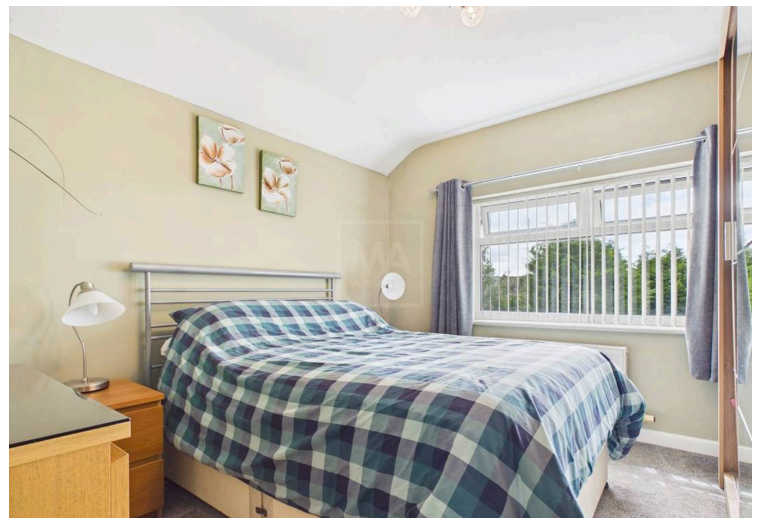
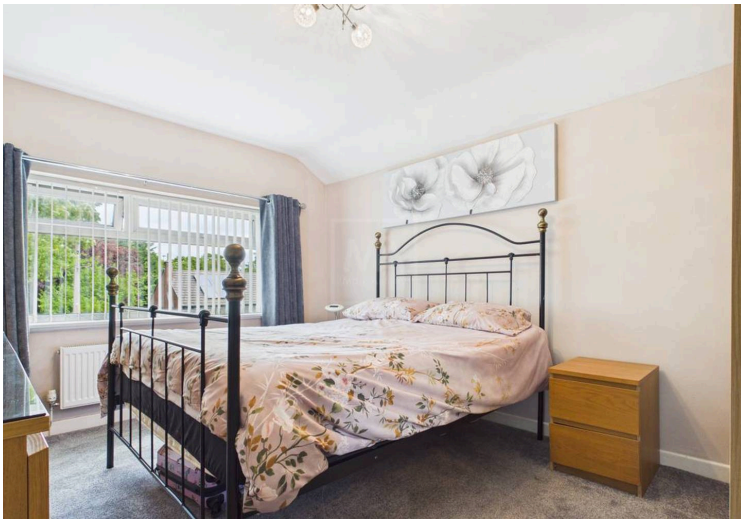
The beautifully landscaped rear garden enjoys a South Facing position is a true highlight of this home, offering an exceptional outdoor space designed for both relaxation and entertaining. A generous paved patio provides the perfect setting for al fresco dining and seamless indoor-outdoor living, while an attractive pergola offers a sheltered spot to unwind and enjoy the surroundings. The remainder of the garden has been thoughtfully landscaped and is framed by a variety of mature shrubs and planting, creating a private and tranquil environment that will appeal to keen gardeners and those seeking a peaceful retreat. The garden also benefits from convenient rear access to the garage.

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: D





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ 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.



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