



## Pasadena Avenue, Great Sankey Warrington, Cheshire

Three Bedrooms • Sought After Location • Driveway Parking • Semi Detached • South Facing Garden • Light And Airy • Beautifully Presented • Ideal Family Home • Close To Local Amenities • Modern Interiors



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this charming home, you are welcomed by a spacious hallway providing seamless access to the living space beyond.

The first room is a conveniently located ground-floor WC, adding practicality to everyday living.

Following the natural flow of the home, you step into the beautifully presented living room, where a striking bay window allows an abundance of natural light to flood this inviting family space. This room is ideal for relaxation and quality time together.

Continuing through the property, you will find the well-appointed kitchen/dining room, featuring modern finishes, integrated appliances and doors opening out onto the garden.

This versatile space is perfect for preparing home-cooked meals and enjoying them with family and friends.



Ascending to the first floor, the home offers three generously sized bedrooms. The principal bedroom boasts a stylish en-suite, providing an added touch of luxury and convenience. The remaining two bedrooms offer comfortable and tranquil spaces, ideal for rest and relaxation. Completing the floor is a contemporary family bathroom serving all bedrooms.

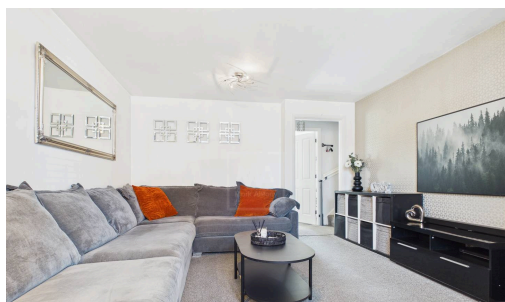
## GARDEN

To the rear of the property is a well-maintained garden, providing an ideal space to enjoy the summer months, whether relaxing in the sunshine or hosting family and social gatherings. The home further benefits from a private driveway, offering convenient off-road parking and added peace of mind.



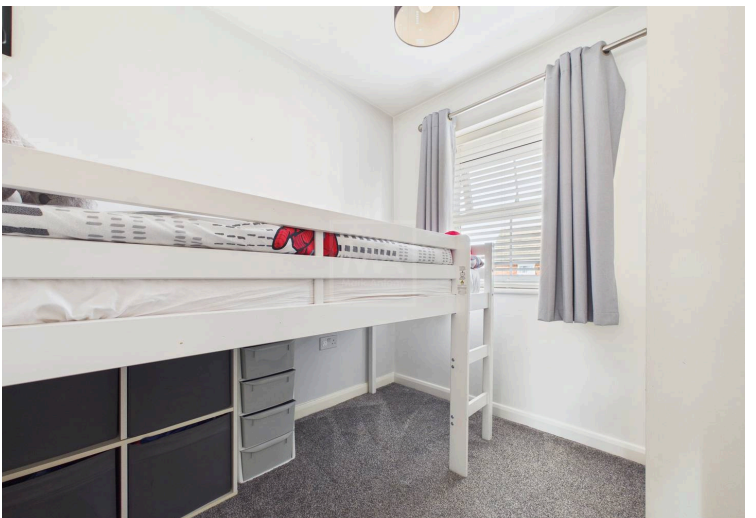
## LOCATION

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





### 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.