



## Rose Creek Gardens Warrington

Desirable Location • Parking Space • Charming Garden • Beautifully Presented • Close To Local Amenities •  
Light & Airy • Spacious Living • Close To Local Schools • Three Bedrooms • Ensuite Available



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this lovely property, the ground floor welcomes you with bright, spacious living areas. The charming living room sets the tone, offering an ideal space for relaxation and unwinding. Moving naturally through the home, you arrive at the generously sized kitchen and dining area. It's a perfect setting for preparing comforting home-cooked meals, while the adjoining family seating area creates a cosy spot to reconnect after a busy day. A convenient WC completes this level, adding to the practicality of everyday living.

Heading upstairs, you'll find three delightful bedrooms, each providing a comfortable retreat. The primary bedroom benefits from its own private ensuite, while the remaining rooms are served by a well-appointed family bathroom, ensuring ease and peace of mind for all.



## GARDEN

Behind the home, a generous garden unfolds, creating an inviting setting for family gatherings and long, sun-soaked summer days. This garden also offers a harmonious blend of patio and greenery making it fit for versatile use.



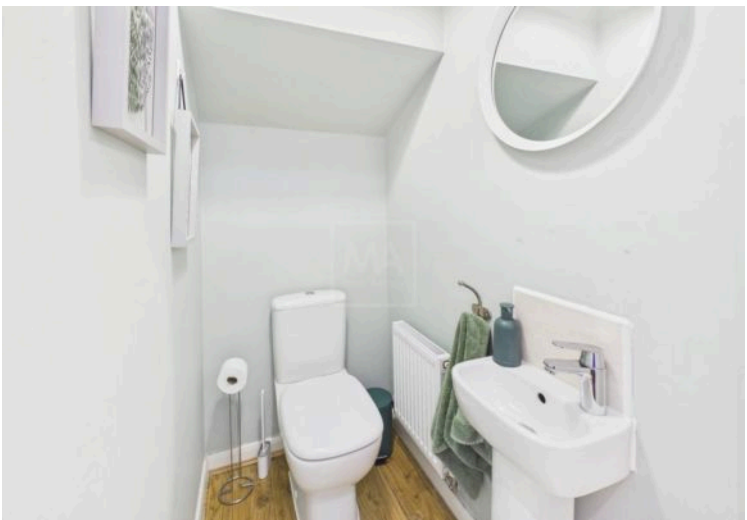
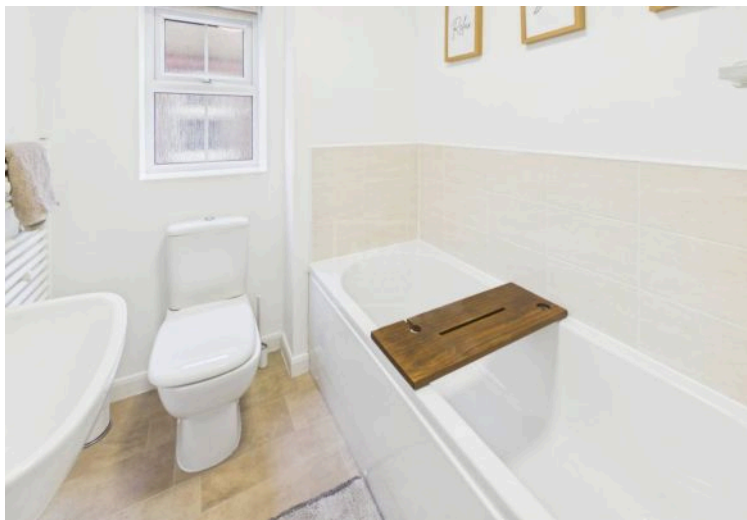
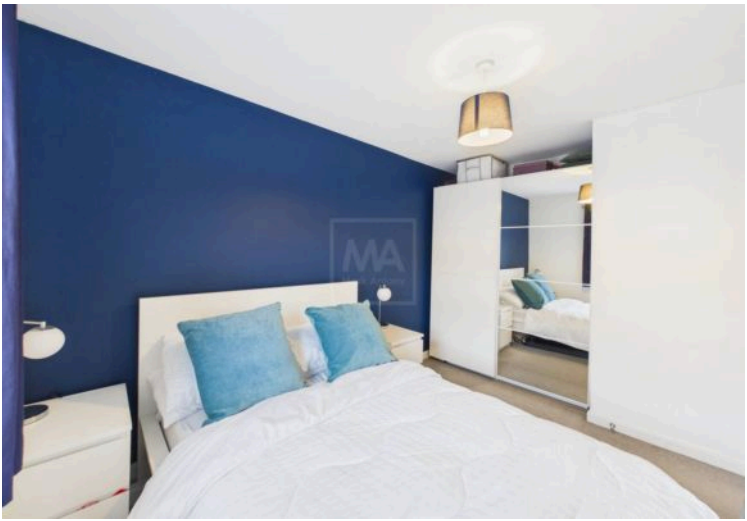
## LOCATION

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







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Approximate total area<sup>(1)</sup>  
738 ft<sup>2</sup>

(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.



Warrington's Highest Rated Agent

