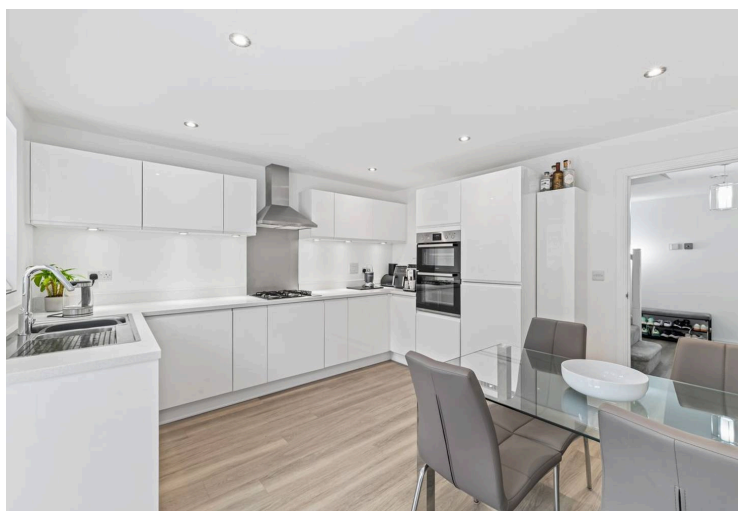




Lakenheath Crescent, Great Sankey Warrington, Cheshire

Detached • South Facing Garden • Three Bedrooms • Freehold Title • Two Bathrooms And W.C • Garage, Driveway and EV Charging Point • Private Rear Positioning • Excellent Location • Move In Ready • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



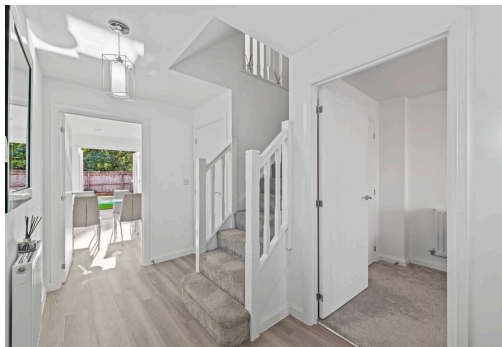
INTERIOR

Upon entering the property, you are welcomed by a bright and inviting hallway, leading through to a spacious lounge, beautifully filled with natural light and offering the perfect space to relax and unwind. Continuing through the ground floor, you will find a stylish, modern kitchen and dining area. The kitchen boasts a range of sleek fitted cabinetry, providing ample storage, generous worktop space and integrated appliances such as a washing machine and dishwasher. The adjoining dining area creates a natural flow, making it ideal for both everyday family meals and entertaining guests. Completing the ground floor is a convenient downstairs W.C., along with internal access to the garage. To the first floor, the property offers three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, completing this well-presented home.



EXTERIOR

Externally, the property benefits from a beautifully maintained South Facing rear garden, featuring a generous lawn bordered by established planting and timber fencing, creating a private and inviting outdoor space. Two separate paved patio areas provide the perfect setting for outdoor dining, entertaining guests or simply relaxing in the sunshine. With ample space for both seating and leisure, this attractive garden is ideal for making the most of the warmer months. To the front, the property offers a private driveway alongside a garage and EV charging point.



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.

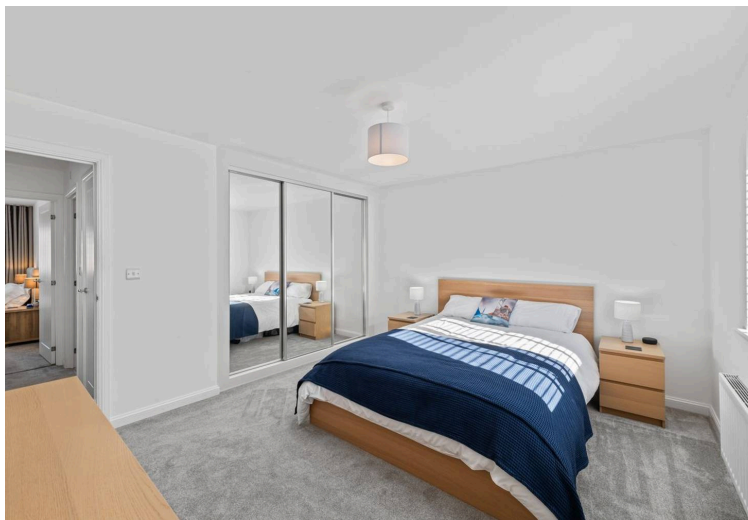
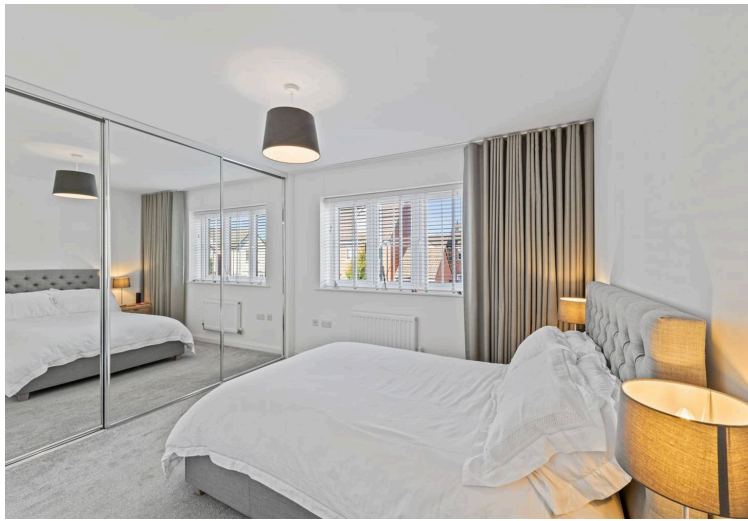
GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B







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Landing
4'0" x 2'11"



Approximate total area⁽¹⁾
1210 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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