



Lakenheath Crescent, Great Sankey Warrington, Cheshire

Detached Family Home • Integrated Double Garage • Freehold Title • Five Bedrooms • Three Bathrooms And W.C • Modern Interior Throughout • Generous Rear Garden • Private Driveway And EV Charging • Excellent Location • Two Reception Rooms



Mark Antony
SALES & LETTING AGENTS



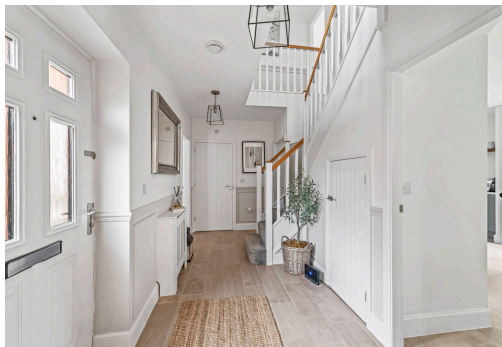
INTERIOR

Step into this exceptional home through a bright and welcoming entrance hallway. To the right, the generous lounge is flooded with natural light from an attractive bay window and features a charming log burner, creating a warm and inviting focal point. At the heart of the home is the impressive open-plan kitchen and dining area, designed with modern family life in mind. The stylish kitchen is fitted with a range of sleek cabinetry, offering ample worktop space and storage, alongside a selection of integrated appliances. The adjoining dining area enjoys seamless access to the garden. The ground floor is further complemented by a separate utility room, a convenient W.C., and a versatile second reception room and internal access to the double garage. Upstairs, the home continues to impress with a spacious landing leading to five well-proportioned bedrooms. Bedroom Two benefits from its own shower room, while the principal bedroom, boasts a dedicated dressing area with built-in wardrobes and an en-suite bathroom. The remaining bedrooms are all served by a family bathroom.



EXTERIOR

The rear garden has been exceptionally well designed to create a superb outdoor living space. A spacious Indian stone patio seamlessly flows onto a neatly manicured lawn, complemented by raised timber planters and established hedging that enhance both privacy and visual appeal. The centrepiece is an impressive timber pergola set upon composite decking, featuring ambient lighting and a contemporary fire pit seating area, creating a luxurious setting for outdoor entertaining or relaxing with family and friends. Beautifully presented and low maintenance, this stunning garden provides the perfect retreat for enjoying both sunny afternoons and cosy evenings outdoors. To the front, the property offers excellent curb appeal with ample off road parking, EV charging point and access to the double garage as well as side access to the garden.



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.

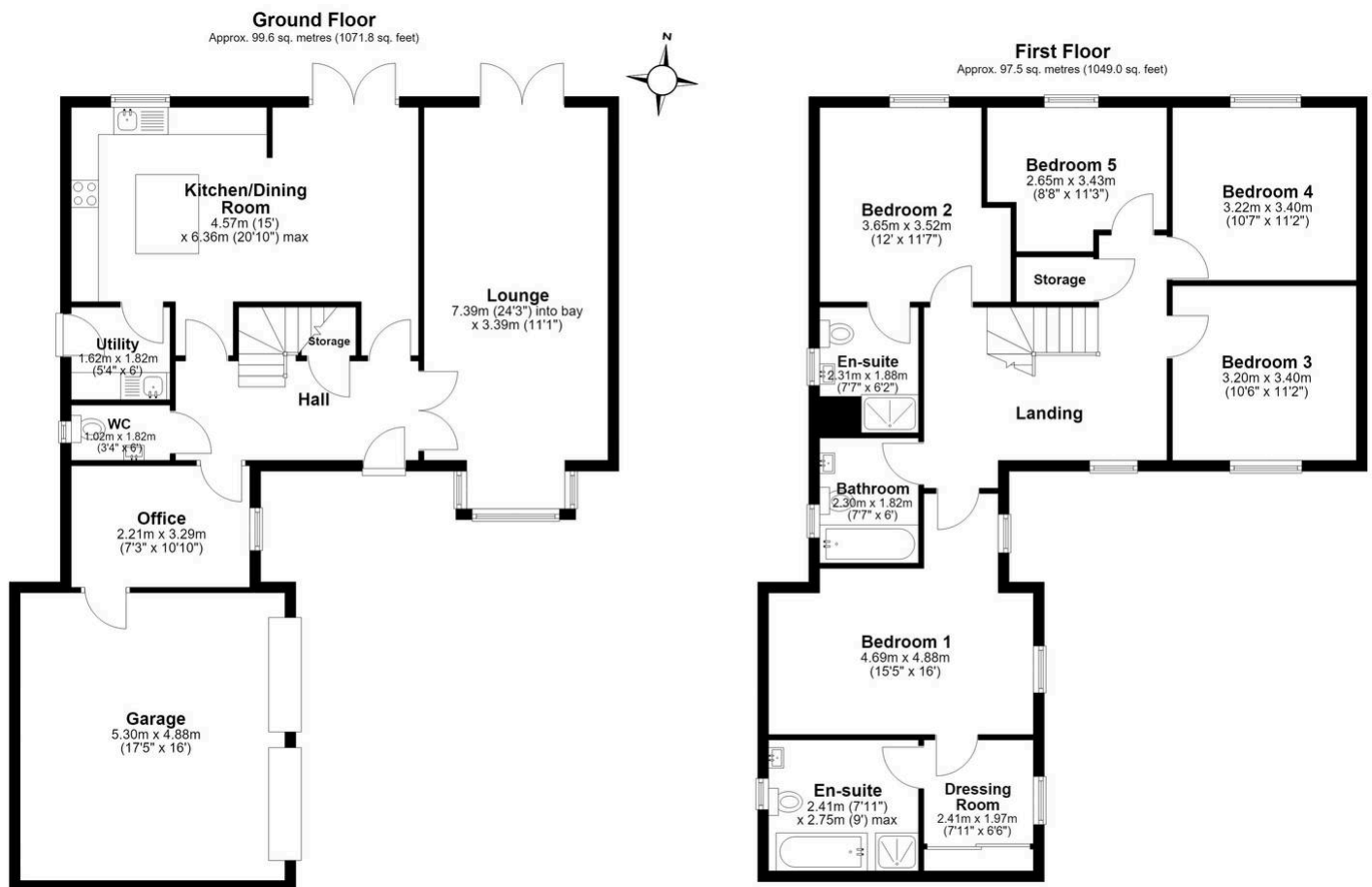
GENERAL INFORMATION

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





Total area: approx. 197.0 sq. metres (2120.9 sq. feet)

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.