



Cheddington Crescent, Great Sankey Warrington Cheshire

Semi-Detached Home • Freehold Title • Move In Ready Feel • Bright And Airy Interiors • Driveway Parking • Modern Kitchen-Diner To The Rear • Close To Schools • Three Well Sized Bedrooms • Low Maintenance Artificial Lawn • Close To Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

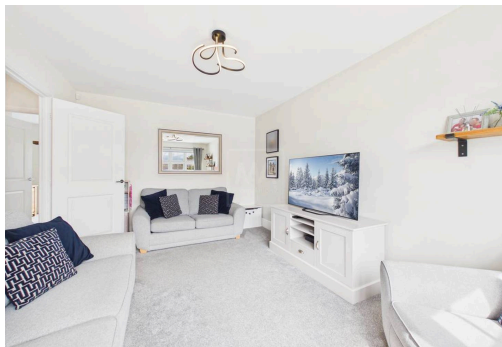
Now available to view, this modern three-bedroom semi-detached home offers bright, airy and beautifully presented accommodation throughout, creating a welcoming space that feels ready to move straight into. Finished in a neutral colour palette, the property provides a fresh and contemporary backdrop perfect to make your own. Access to the property is granted via the hallway providing easy access to all areas of this home. Situated to the front of the property is the bright and welcoming lounge that provides a comfortable space to relax and unwind. Finished in soft, neutral tones, the room feels modern and inviting, with plenty of natural light flooding in through the bay window creating a warm and airy atmosphere for all to enjoy. The modern kitchen provides a smart and functional heart to the home, with charming views over the rear garden. This spacious kitchen features a sleek, modern grey finish complemented by integrated appliances for a clean and streamlined look.



The adjoining dining area benefits from stylish wall panelling, creating a contemporary yet inviting space that is ideal for everyday family meals, entertaining guests, or enjoying relaxed dining. The ground floor concludes with a handy WC. Upstairs, you will find three well-proportioned bedrooms provide comfortable accommodation, complemented by a modern family bathroom. Bedroom One serves as the impressive master suite and is situated to the front of the property. The room benefits from built-in wardrobes, providing excellent storage while making efficient use of the available space. A modern en-suite bathroom completes this comfortable and stylish principal bedroom.

GARDEN:

This property benefits from a low-maintenance rear garden, featuring artificial lawn providing year-round greenery with minimal upkeep. The garden is bordered by paving stones, creating a practical and inviting area ideal for outdoor seating, or entertaining family and friends.



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: B





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Landing
3'0" x 10'1"

Approximate total area⁽¹⁾
880 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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