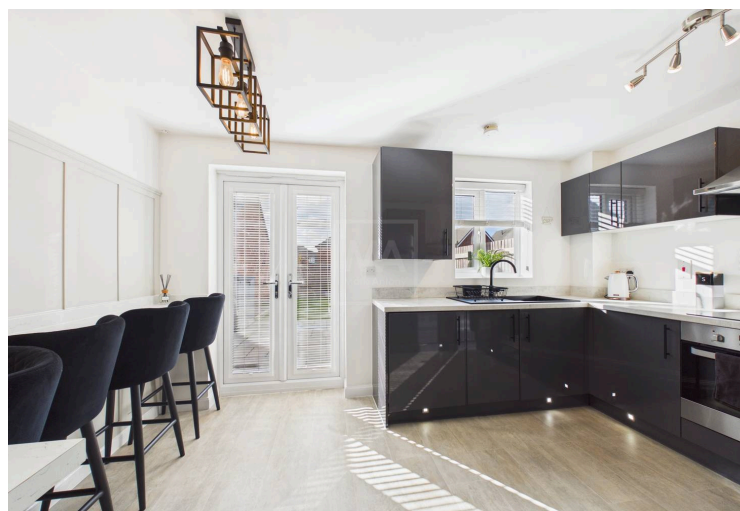




Lakenheath Crescent, Great Sankey Warrington

Three Bedrooms • First Time Buyers • Freehold Title • Driveway Parking • Charming Gardens • Sought After Location • EV Charging • Discount To Market Scheme • Spacious Living • Beautifully Presented



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are immediately welcomed into the beautifully presented accommodation beyond. The first room you encounter is the bright and spacious living room, flooded with natural light and offering the perfect space to relax and unwind after a long day.

Continuing through the home, you will find the stylish kitchen/dining area. Featuring sleek finishes, ample worktop space, and integrated appliances, the kitchen is perfectly designed for preparing delicious home-cooked meals. The adjoining dining area provides an inviting setting for enjoying family dinners and catching up with loved ones. Conveniently located off the kitchen is a downstairs WC, adding further practicality to the home.

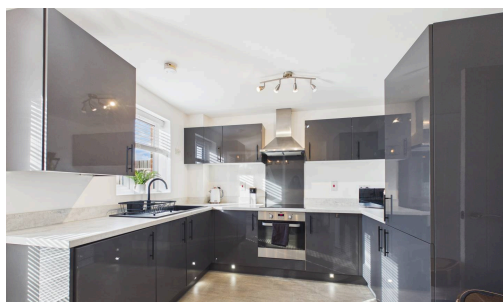
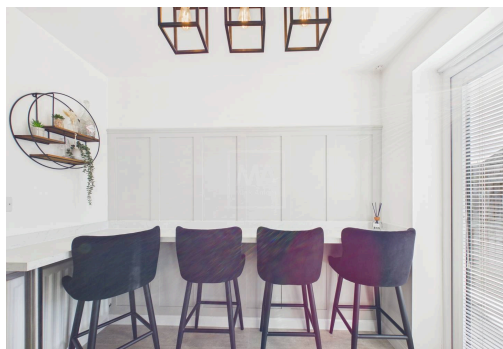
Ascending to the first floor, you will find two well-proportioned bedrooms, both currently utilised for versatile purposes, alongside a modern three-piece family bathroom.



Occupying the entire top floor is the impressive master bedroom, creating a private retreat complete with fitted wardrobes and a contemporary en-suite shower room.

GARDEN

To the rear of the property is a charming and well-maintained garden, featuring both patio and lawn areas, creating the perfect setting for outdoor dining, entertaining family and friends, or simply relaxing in the warm summer sunshine. The home also benefits from driveway parking, providing added convenience and peace of mind.

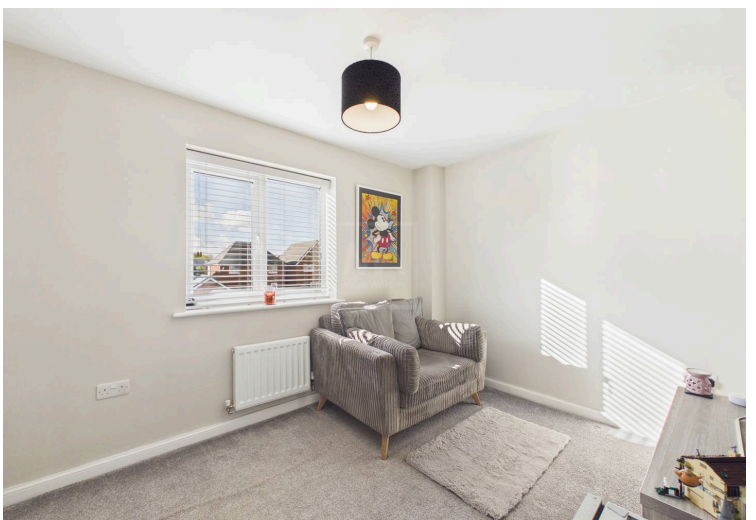


LOCATION

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: Freehold
- › EPC Energy Efficiency Rating: B





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Approximate total area^m

785 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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