



## Nashville Drive, Great Sankey

Three Bedrooms • Driveway Parking • Ideal Family Home • Close To Local Amenities • Desirable Location • Light And Airy • Beautifully Maintained Garden • Garage • First Time Buyers • Close To Local Schools



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering this delightful home, you are welcomed into a bright and airy living room that provides the perfect space to relax and enjoy quality family time after a long, busy day. The generously sized living room is enhanced by a charming window that floods the space with natural light, creating an inviting and elegant atmosphere. Moving through the property, you will find a beautifully presented kitchen finished with sleek, modern fittings and integrated appliances. In addition to being an excellent space for preparing home-cooked meals, the kitchen also offers ample room for a dining area, ideal for hosting guests and enjoying meals together. The ground floor is completed by a convenient WC, adding to the home's practical and well-designed layout. Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom offers a calm and spacious retreat, perfect for relaxation and enjoying well-deserved rest. The remaining two bedrooms are thoughtfully arranged and provide comfortable living space. Completing the first floor is a family bathroom, making this an ideal home.



## GARDEN

To the rear of the property is a charming, well-maintained garden. Featuring a perfect balance of patio space and lush greenery, it provides an idyllic setting for enjoying the summer sun and hosting family gatherings.

## LOCATION:

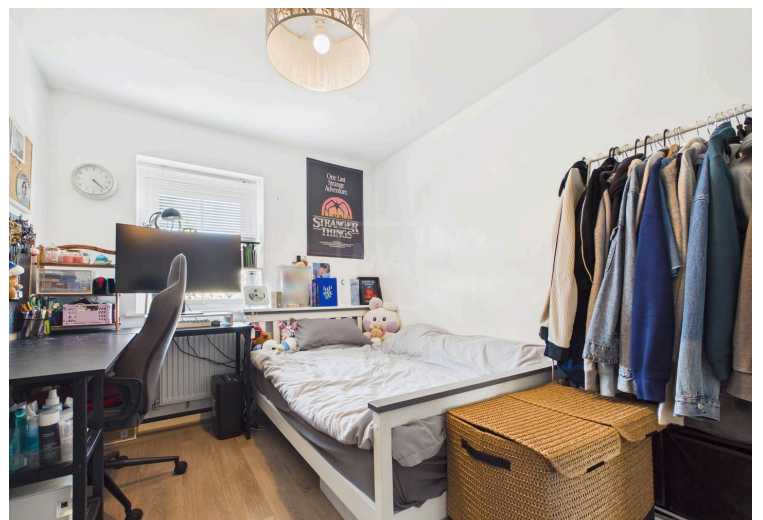
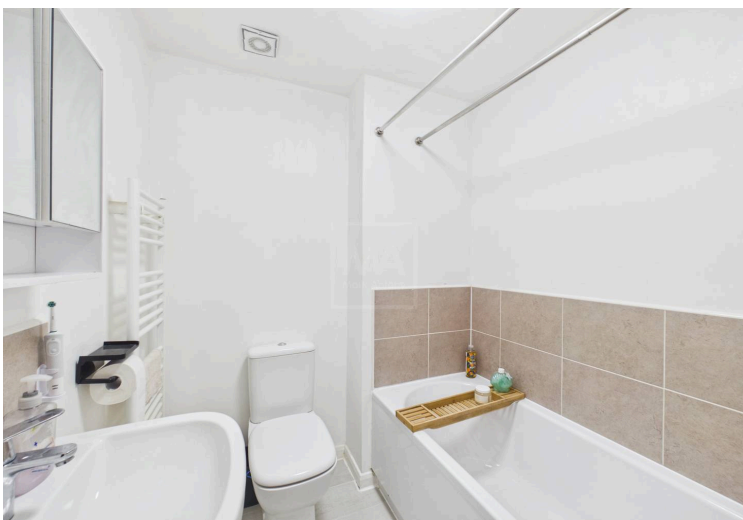
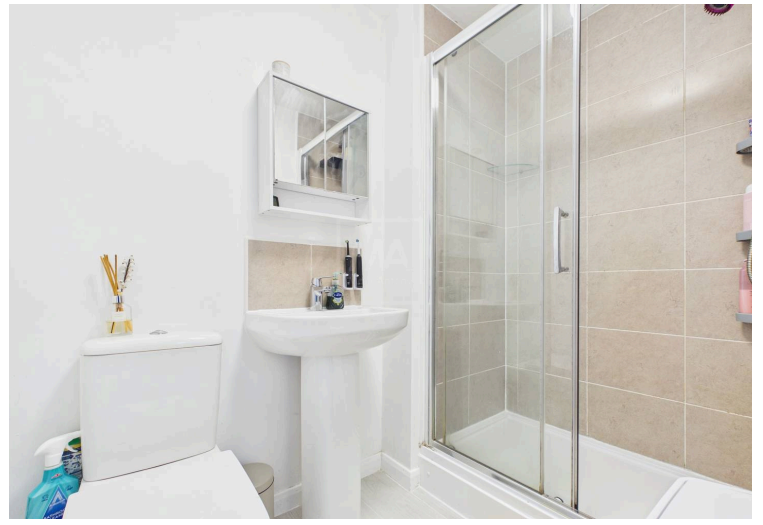
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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: tbc





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### 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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