





Watergrove Crescent, Great Sankey

Warrington

Perfect Family Home • No Onward Chain • Four Generous Bedrooms • Detached Property • Beautiful Open Plan Kitchen • Modern Interior Throughout • Wonderful Sized Garden • Large Driveway • Close to Top Rated Schools • Close to Transport Links

MA Mark Antony

Mark Antony

SALES & LETTING AGENTS

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INTERIOR

Step inside this beautifully designed home through a welcoming hallway. The spacious, stylish, and cosy living room, complete with a large window that fills the space with natural light and integrated shelving for a modern touch. At the end of the hallway, the home opens into a stunning open-plan kitchen, dining, and family area, perfect for both everyday living and entertaining. A tucked-away utility room adds convenience, and elegant French doors lead out to the garden, creating a seamless indoor-outdoor flow. There's also access to the garage from the ground floor, along with a neatly placed WC under the stairs.

Upstairs, the layout features a contemporary family bathroom, four well-proportioned bedrooms, and ample storage throughout. Bedrooms one and two, both include built-in wardrobes and their own private En-suites. Bedrooms three and four are generous singles or cosy doubles, ideal as children's rooms, guest spaces, or even a home office or playroom.



GARDEN

The property benefits from a South facing garden, which benefits from the perfect blend of lush lawn and patio area. This is the perfect space for entertaining in the summer months. The front of the property offers a garage and driveway parking for multiple vehicles.





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: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B





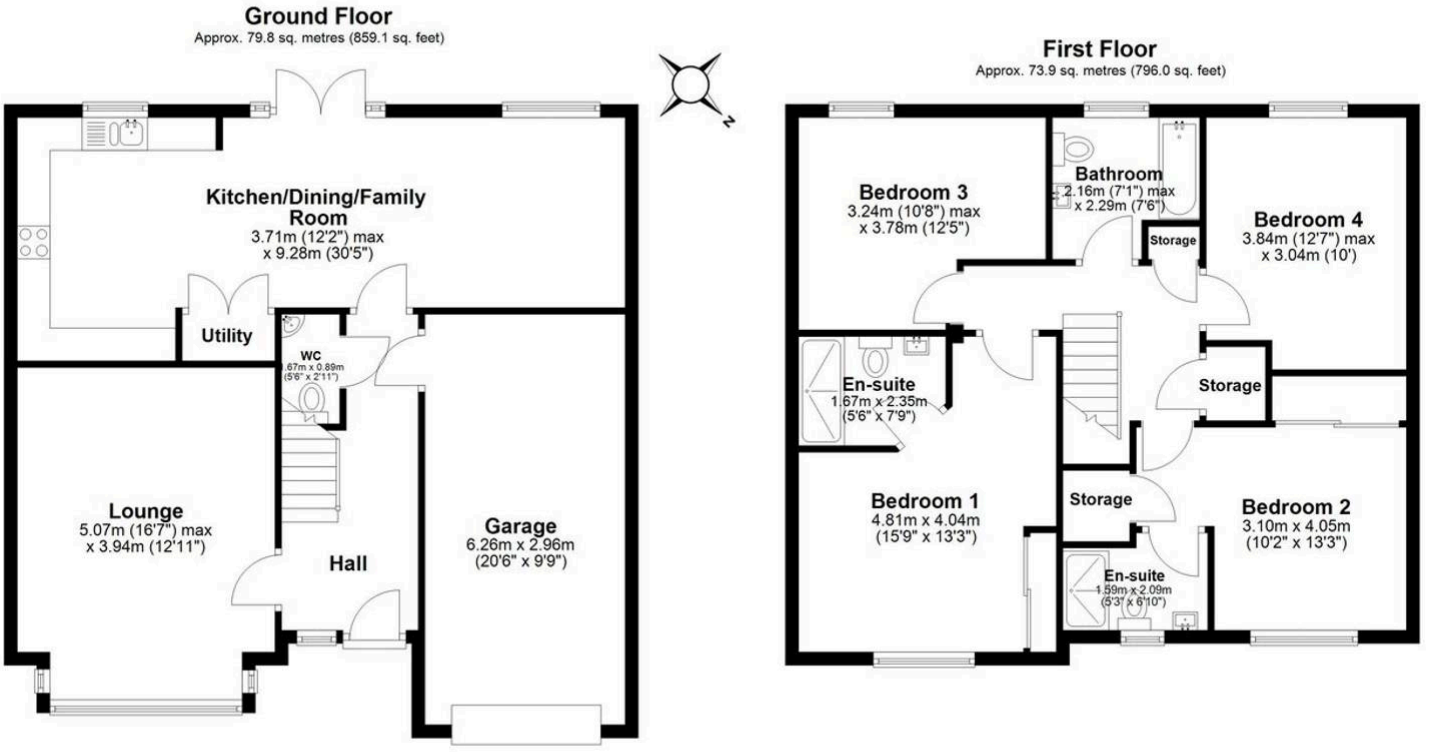






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The Property Ombudsman
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Total area: approx. 153.8 sq. metres (1655.1 sq. feet)

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.

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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