

Winterburn, Great Sankey Warrington, Cheshire

Detached • Three Bedrooms • Freehold Title • Generous Garden • Close To Local Amenities • Two Bathrooms
• Driveway Parking • Excellent Location • Move In Ready • Modern Throughout



Mark Antony
SALES & LETTING AGENTS



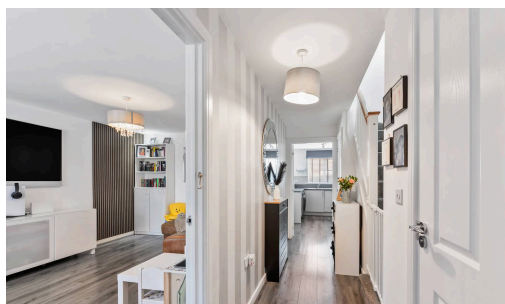
INTERIOR

Step inside through a bright and welcoming hallway that immediately sets the tone for this beautifully presented home. To the left, the spacious lounge features a charming bay window, filling the room with an abundance of natural light and creating a warm, relaxing atmosphere. To the rear of the property, the stylish modern kitchen and dining area forms the true heart of the home. Offering ample worktop and storage space, alongside a range of integrated appliances, the kitchen is perfectly designed for both everyday living and entertaining. The adjoining dining area enjoys lovely views over the garden, with an effortless indoor-outdoor flow ideal for hosting family and friends. A convenient ground floor W.C. and additional storage cupboard complete the accommodation on this level. Upstairs, the property continues to impress with a bright landing leading to three well-proportioned bedrooms, each beautifully illuminated by natural light. Bedrooms one and two benefit from built-in wardrobes, while the principal bedroom also boasts a stylish private en suite. The remaining bedrooms are served by a contemporary family bathroom suite.



EXTERIOR

Externally, the property boasts a beautifully maintained rear garden, thoughtfully designed to offer the perfect balance of relaxation and entertaining space. A generous paved patio provides an ideal setting for outdoor dining and summer gatherings, complete with a timber pergola seating area and useful garden storage shed. Beyond the patio, a spacious lawned garden offers plenty of room for children to play or for keen gardeners to enjoy, all enclosed by secure fencing and mature greenery for added privacy. The garden enjoys a bright, open aspect and has been finished to a high standard throughout, creating a fantastic outdoor space for the whole family to enjoy. To the front, the property is further benefitted by ample off road parking.



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: D

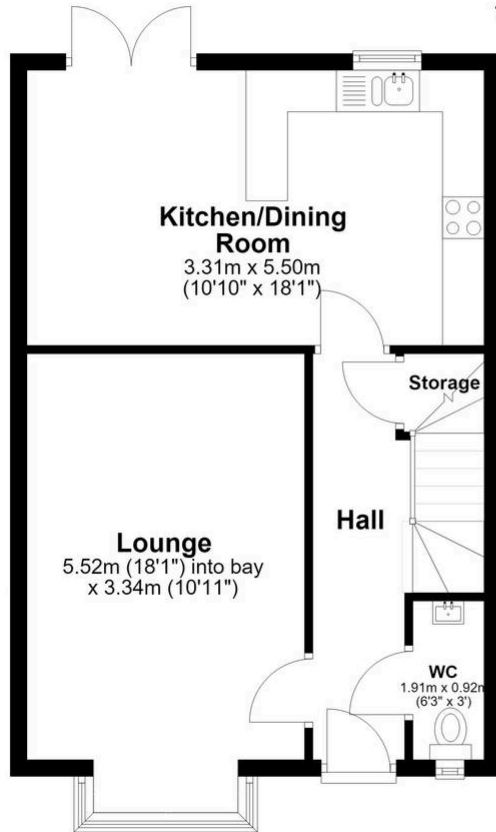
Tenure: Freehold

EPC Energy Efficiency Rating: B



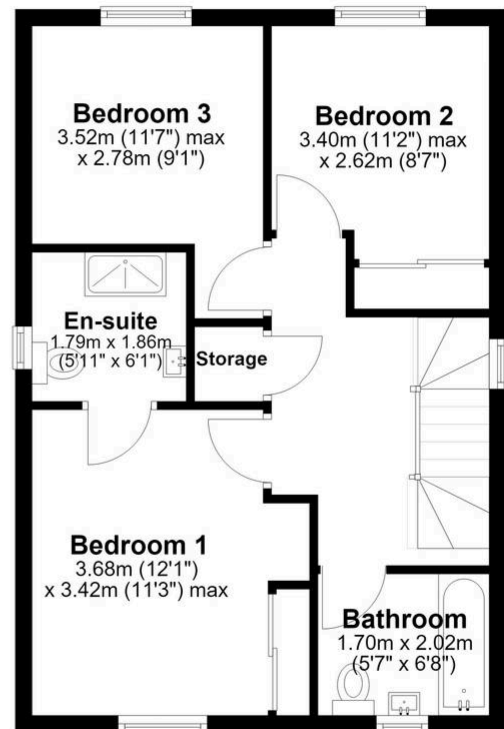
Ground Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 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.