



Buckingham Drive, Great Sankey Warrington

Three Bedrooms • Sought After Location • Charming Garden • Driveway Parking • No Onward Chain • Close To Local Amenities • Freehold Title • Spacious Rooms • Family Home • Close To Local Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR

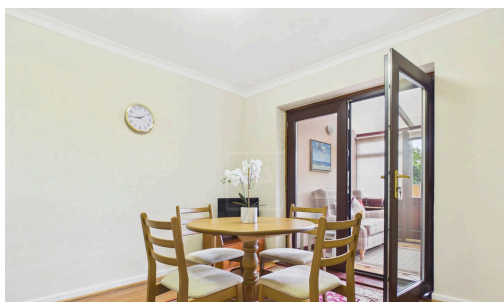
As you enter this delightful home, you are welcomed by a hallway providing access to the accommodation beyond. The first room you encounter is the light and airy living room, beautifully illuminated by a charming bay window that fills the space with natural light. Following the natural flow of the home, you are led into the well-appointed kitchen, an ideal setting for preparing delicious home-cooked meals. The kitchen seamlessly connects to the dining room, creating the perfect space for entertaining guests or enjoying quality time with family and friends. Completing the ground floor is the wonderful sunroom, perfectly positioned as a relaxing retreat overlooking the home, along with a convenient downstairs WC that adds practicality to everyday living.

Ascending to the first floor, you will find the family bathroom, thoughtfully situated to serve the home. The floor also hosts three generously sized bedrooms, each offering comfortable and versatile spaces for rest and relaxation.



GARDEN

To the rear of the property is a charming garden, providing the perfect setting for family gatherings, outdoor entertaining, and enjoying the warm summer sunshine. Further enhancing the home is a driveway, offering convenient off-road parking and added 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: C





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



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.



Warrington's Highest Rated Agent

