



Palmdale Gardens, Great Sankey Warrington, Cheshire

End Terrace Position • Driveway Parking • Bright and Airy Interiors • Modern Kitchen • Low Maintenance Garden
• Close To Amenities • Close To Schools • Perfect for First Time Buyers! • Sought-After Location • Two Double Bedrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented two-bedroom end terrace home is now available for sale. Finished in a stylish palette of crisp whites and soft neutral tones, the property creates a bright and contemporary feel while providing a versatile space ready to move straight into.

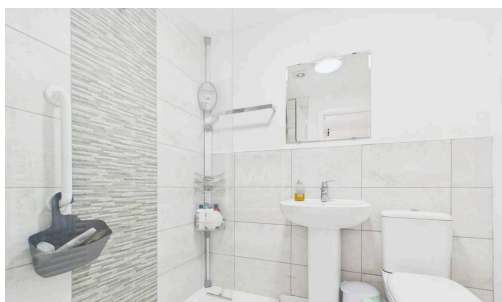
Entry to the property is granted via the hallway providing easy access to all areas of this home. To the right of the hallway, you will find the charming kitchen, situated to the front of the home and bathed in natural light. This space provides the perfect area for meal preparation, with a modern feel throughout, integrated appliances and ample counter space. Following the natural flow of this home to the rear, you will find a spacious lounge, finished in a calming neutral colour palette and offering plenty of room to accommodate your furniture desires. The bright and versatile space benefits from direct access to the garden via patio doors, creating a seamless connection between the indoors and outdoors. The ground floor concludes with a handy WC.



As you ascend the staircase to the first floor, you will find two spacious and well-proportioned bedrooms, each offering a comfortable and calming retreat for family or guests. Both bedrooms benefit from generous proportions and share a modern family bathroom, providing practical and comfortable accommodation for everyday living.

GARDEN:

The low-maintenance garden features a well sized lawn with a small paved area, providing the perfect spot for outdoor seating and entertaining. A convenient side entrance, accessed via the driveway, offers practical access to the garden while keeping the space private and easy to maintain. The garden benefits from a small shed for external storage. This garden is the perfect place to unwind and enjoy nature.

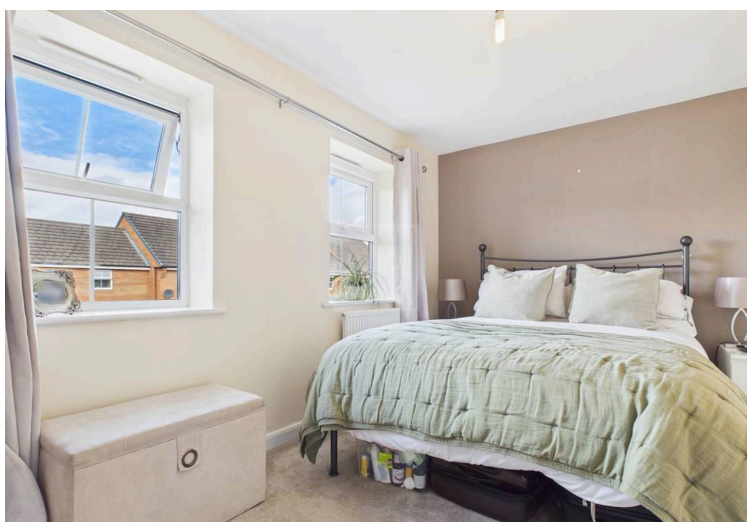


LOCATION:

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: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C





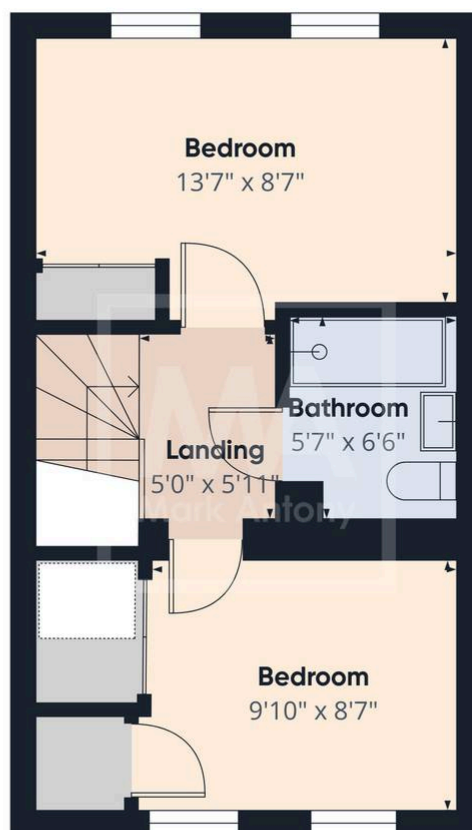
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
610 ft²

(1) Excluding balconies and terraces

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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