



Witton Lake Great Sankey, Warrington

Three Bedrooms • Light And Airy • Modern Interiors • Sought After Location • Ideal Family Home • Detached • Driveway Parking • Close To Local Amenities • Freehold Title • Beautifully Presented



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this delightful home, you are welcomed by a spacious hallway with ample storage, instantly offering both practicality and convenience. The first room you encounter is the ground floor WC, perfectly positioned for everyday use by both occupants and guests. To the right of the entrance is the light and airy living room. Featuring large windows and generous proportions, this inviting space is ideal for relaxing and unwinding with family and friends.

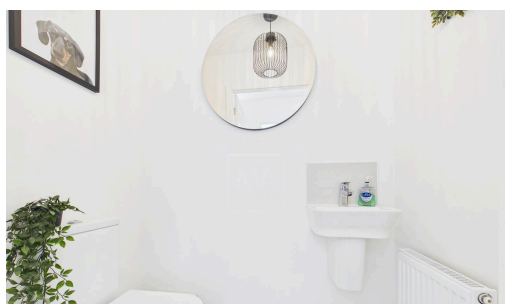
Flowing naturally through the home, to the left is the modern kitchen and dining area. This sleek and stylish space benefits from double doors opening out onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen boasts excellent counter space, integrated appliances, and an ideal layout for preparing home-cooked meals. The dining area is perfectly positioned for enjoying family meals and catching up after long working days.



Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom benefits from its own private en-suite, enhancing the home's luxurious feel, while the remaining two bedrooms offer generous space and versatility. A beautifully finished family bathroom serves the rest of the floor.

GARDEN

To the rear of the home is a charming garden, combining areas of greenery with a patio space, making it ideal for family gatherings and enjoying sunny days outdoors. The property also benefits from a convenient driveway, offering added practicality and peace of mind.

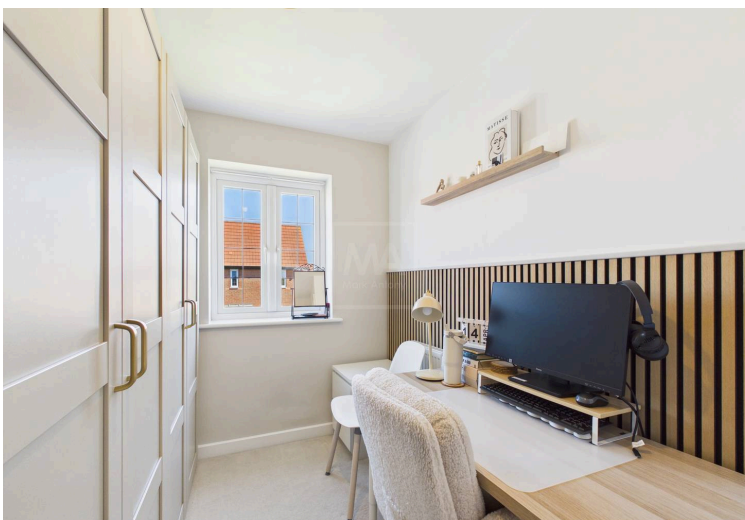


LOCATION

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: B

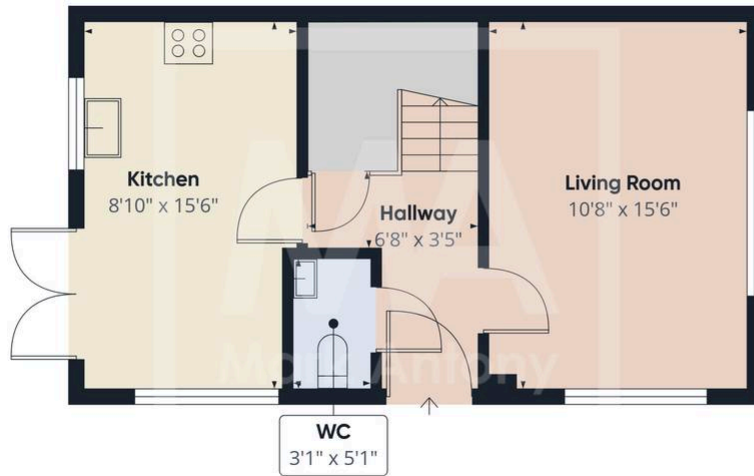




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Ground Floor



Floor 1



Approximate total area⁽¹⁾
780 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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