



Denham Avenue, Great Sankey Warrington, Cheshire

Semi Detached • No Onward Chain • Three Bedrooms • Substantial Plot • Generous Garden • Excellent Location • Driveway And Garage • Three Reception Rooms • Close To Local Amenities • Excellent Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

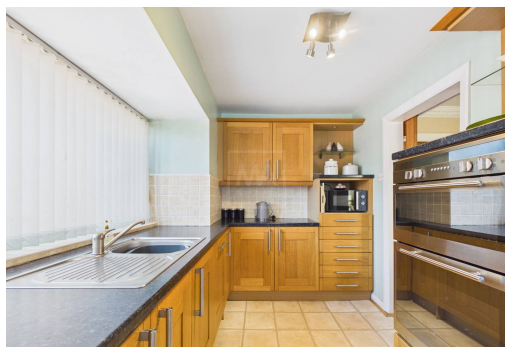
Welcome to the market this charming three-bedroom semi-detached home, situated in a highly sought-after location. Occupying a substantial plot, this property presents an exciting opportunity for buyers looking to create their ideal home and put their own stamp on it.

The accommodation is entered via a welcoming entrance hallway, leading into a bright and spacious lounge where a cosy fireplace creates an attractive focal point. An adjoining dining area provides the perfect setting for everyday family meals. with direct access through to the kitchen. The kitchen is well appointed with a range of stylish cabinetry, offering generous worktop space and ample storage. Completing the ground floor is a delightful conservatory, overlooking the rear garden. Surrounded by panoramic windows, this versatile space is bathed in natural light and provides the perfect spot to relax throughout the year. To the first floor, the property continues to impress with three well-proportioned bedrooms. The bedrooms are served by a family bathroom.



EXTERIOR

Externally, the property boasts an exceptionally generous rear garden, offering an excellent balance of lawn, patio and established planting. A spacious paved terrace provides the ideal setting for al fresco dining and entertaining, while the expansive lawn is bordered by mature trees and shrubs, creating a wonderful sense of privacy and greenery. To the rear of the garden, a dedicated vegetable plot and timber garden shed offer fantastic potential for keen gardeners or those looking to cultivate their own produce. This impressive outdoor space is perfect for families, gardening enthusiasts or anyone seeking a peaceful retreat with plenty of room to enjoy the outdoors. To the front, the property benefits from a vibrant front garden, ample off road parking and the added bonus of a garage providing perfect extra storage.



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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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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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