



Graceville Court Rose Creek Gardens, Great Sankey Warrington

Two Bedrooms • Juliet Balcony • Parking Available • Close To Local Amenities • Sought After Location • Open Plan Living • Light And Airy • First Time Buyers • Top Floor Apartment • Close To Transport Links



Mark Antony
SALES & LETTING AGENTS



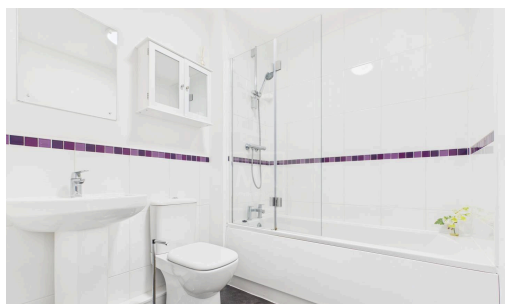
INTERIOR

As you step into this delightful top-floor apartment, you are welcomed by a spacious hallway that leads to the stunning accommodation beyond. The property boasts a bright and airy open-plan living space, complemented by a modern, sleek kitchen offering ample worktop space and a range of integrated appliances.

There is also room for a cosy dining area, perfect for enjoying meals and spending quality time together with family and friends. The living area is beautifully illuminated by natural light, enhanced by an elegant Juliet balcony that adds both charm and character.

The home features two generously sized bedrooms, each providing a comfortable space for rest and relaxation. The master bedroom benefits from its own en-suite, creating a private retreat. A well-appointed family bathroom serves the remainder of the property.

Further benefits include excellent storage throughout, adding to the practicality of this wonderful home.



EXTERIOR

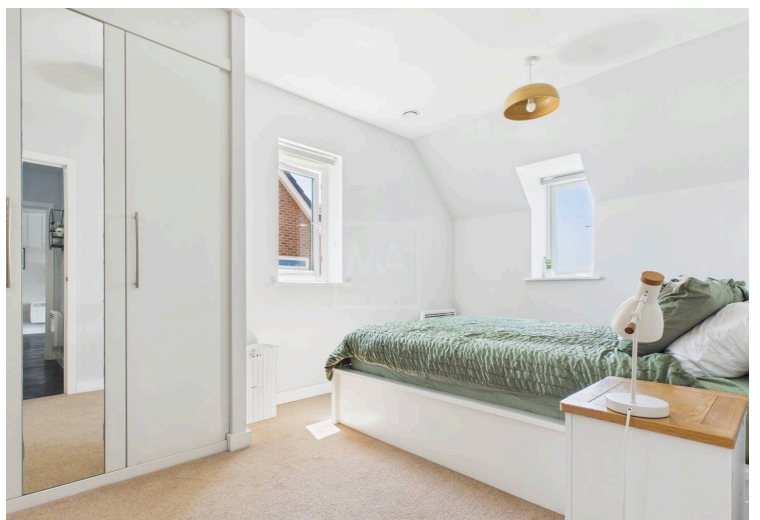
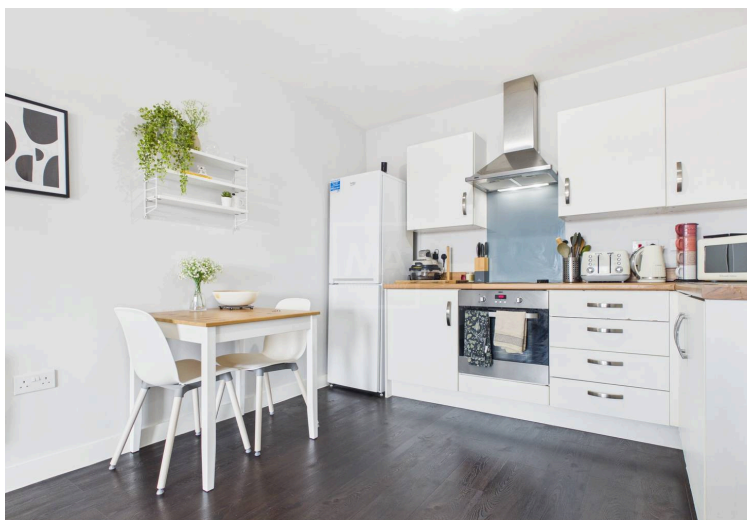
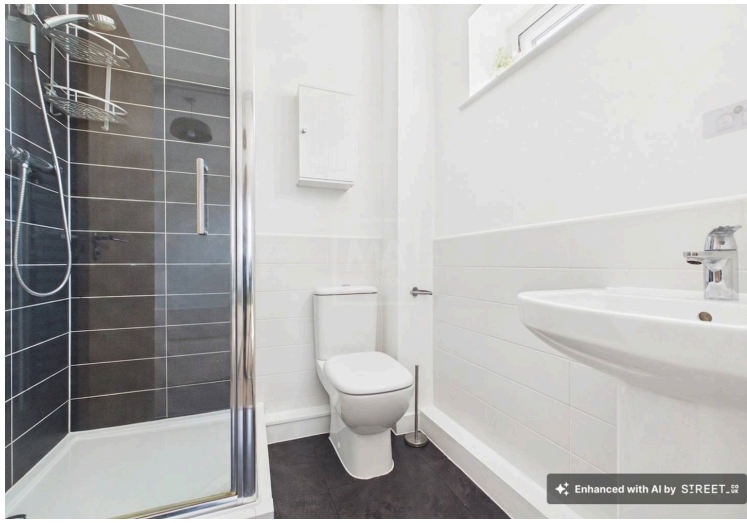
This charming apartment further benefits from the added advantage of allocated parking which sits under cover, offering both everyday convenience and invaluable peace of mind. Whether returning home after a long day or hosting guests, residents can enjoy the reassurance of having a dedicated space, eliminating the stress often associated with finding parking. This thoughtful feature enhances the overall appeal of the property, making it an ideal choice for those seeking comfort, practicality, and ease of living.

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: D





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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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