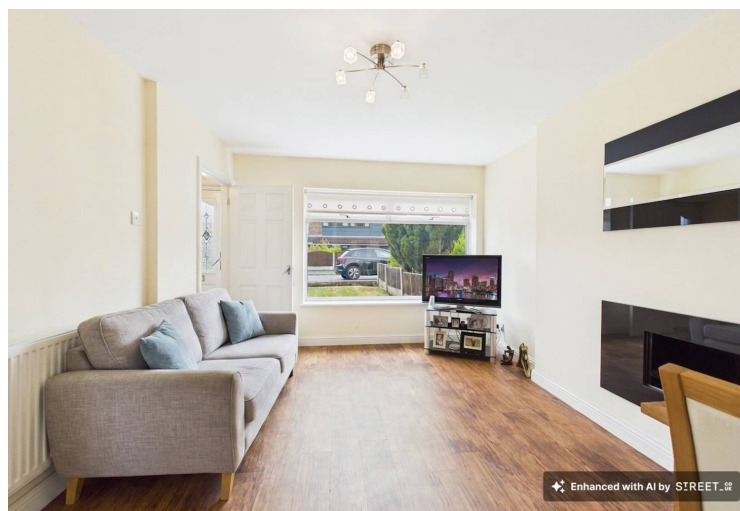




Worsborough Avenue, Great Sankey Warrington, Cheshire

No Onward Chain • Three Bedrooms • Driveway Parking • Sought After Location • Freehold Title • Close To Local Amenities • Integrated Appliances • Semi-Detached • Ample Sized Garden • Ideal Family Home



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming home, you are welcomed by an inviting entrance hall that provides access to the accommodation beyond. The first room you will discover is the spacious living room, beautifully illuminated by an abundance of natural light from the large windows found throughout the property. This relaxing space is perfect for unwinding after a long day or spending quality time with family and friends. Convenient understairs storage further enhances the practicality of the home.

Continuing through the property, you will find the well-appointed kitchen/diner. Featuring integrated appliances, ample worktop space, and room for dining, this area provides the perfect setting for preparing home-cooked meals and enjoying them together.



To the first floor are three well-proportioned bedrooms, each offering a comfortable and private retreat for both residents and guests. Completing the accommodation is a modern three-piece family bathroom, designed to provide convenience and comfort for everyday living.

GARDEN

To the rear of the property is a generous garden, offering fantastic potential to create a relaxing outdoor retreat, perfect for enjoying the summer sunshine and hosting family gatherings. The home also benefits from a private driveway, providing added convenience and peace of mind.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





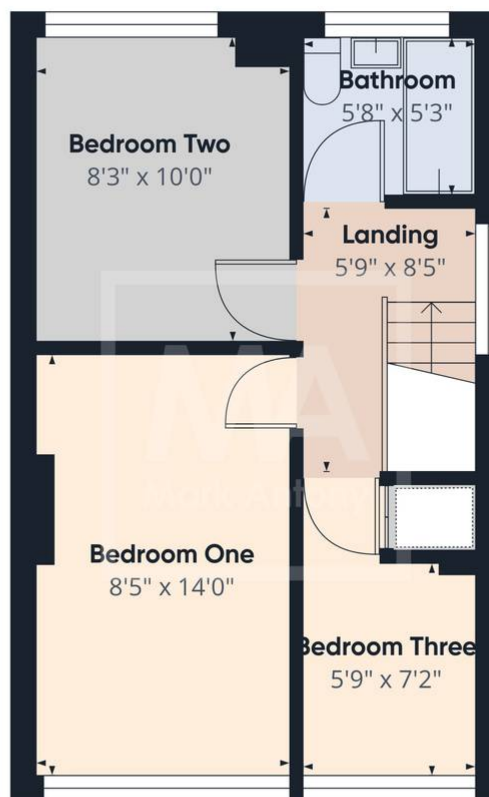
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
657 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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