



Lavender Gardens, Warrington Cheshire

Three Storey Home • Generous Rear Garden • Three Bedrooms • Excellent Transport Links • Spacious Kitchen
Diner • Two Bathrooms And WC • Excellent Location • Close To Local Amenities • Move In Ready • Neutral
Décor Throughout



Mark Antony
SALES & LETTING AGENTS



INTERIOR

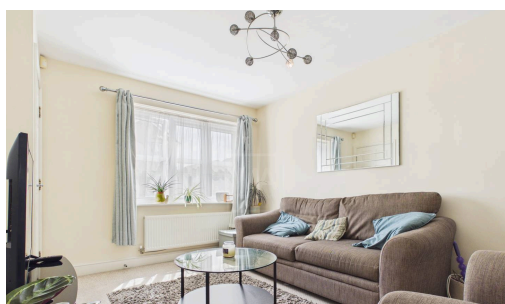
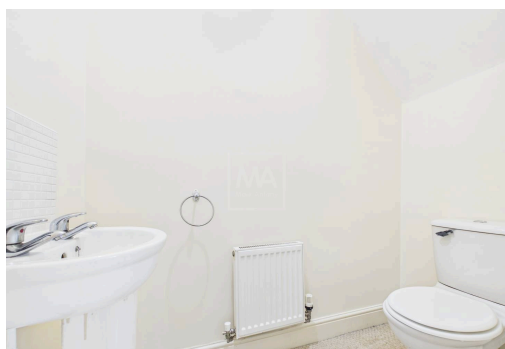
Entry to the property is via a bright and welcoming hallway, which leads through to a generously proportioned lounge. Filled with natural light, this inviting space provides the perfect setting to relax and unwind. To the rear of the home, the spacious kitchen/diner is fitted with a range of solid cabinetry, offering ample storage and generous worktop space. The kitchen flows seamlessly into the dining area, creating an ideal space for family meals and entertaining, while French doors open directly onto the garden, effortlessly blending indoor and outdoor living. Completing the ground floor is a convenient WC.

The first floor offers two well-proportioned bedrooms, both served by a contemporary three-piece family bathroom. Occupying the entire top floor, the principal bedroom is flooded with natural light and benefits from built-in wardrobes, providing excellent storage, as well as a stylish en suite shower room, creating a private and relaxing retreat.



EXTERIOR

The property enjoys a generous rear garden, predominantly laid to lawn and offering an excellent space for outdoor relaxation, family activities and entertaining. A paved pathway runs along the side of the garden, providing easy access to the timber storage shed at the rear, while mature shrubs and established planting add greenery and privacy. Fully enclosed by timber fencing, the garden presents a safe and versatile outdoor space with plenty of potential for keen gardeners or those looking to create their ideal outdoor retreat.



LOCATION

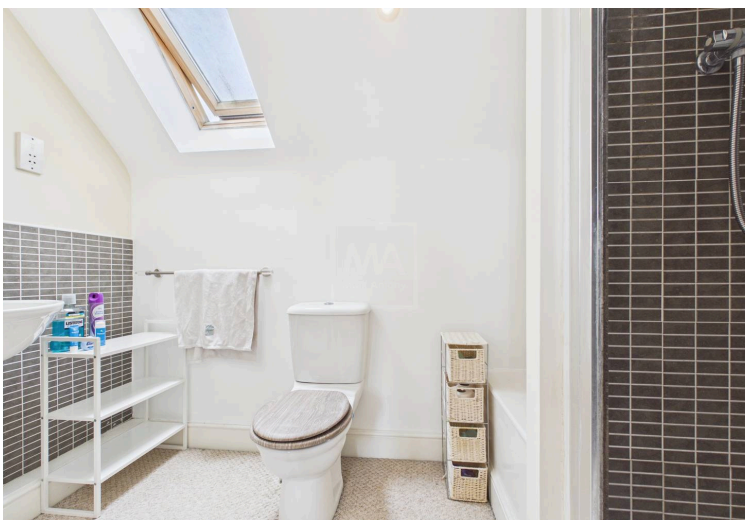
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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.

GENERAL INFORMATION

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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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