





Birdwell Drive, Great Sankey

Warrington, Cheshire

Three bedrooms • Freehold Title • Sought After Location • Driveway Parking • Spacious Living • Charming Garden • Ideal Family Home • Close To Local Amenities • Light And Airy • Close To Local Schools

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

As you enter this delightful home, you are welcomed by an inviting hallway that provides access to the well-presented accommodation beyond. The first room you encounter is the bright and spacious living room, flooded with natural light and offering the perfect setting for relaxing with family and entertaining guests. Flowing seamlessly from here is the dining area, an ideal space for hosting dinner parties or enjoying everyday family meals.

A particular highlight of this home is the charming sunroom, which provides valuable additional living space and can be adapted to suit a variety of needs, whether as a sitting area, home office, or playroom. Completing the ground floor is the well-appointed kitchen, featuring ample worktop space and a practical layout designed to make everyday living both convenient and enjoyable.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a comfortable and peaceful retreat.

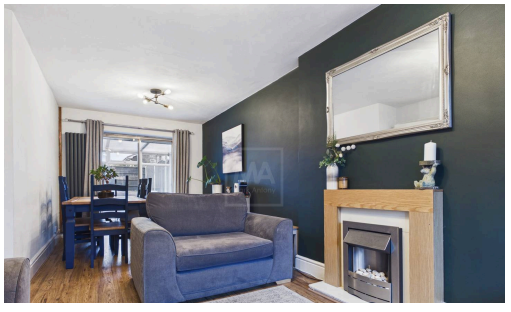


Serving the home is a stylish three-piece family bathroom, providing both convenience and comfort for modern family life.

GARDEN

To the rear of the home is a charming and well-maintained garden, providing the perfect setting for family gatherings, outdoor entertaining, or simply relaxing in the warm summer sunshine. The property also benefits from a private driveway, offering convenient off-road parking and added peace of mind.



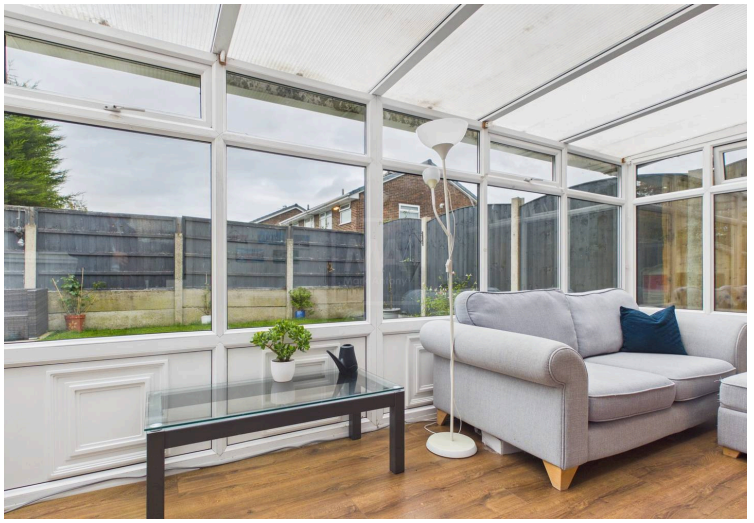


LOCATION

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.

GENERAL INFORMATION

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: D









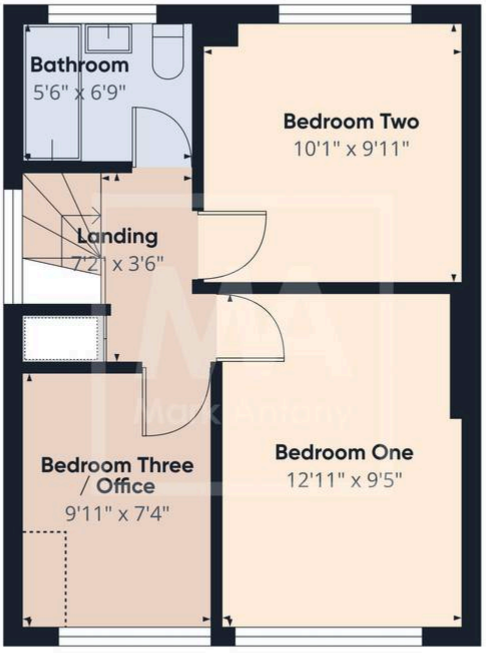


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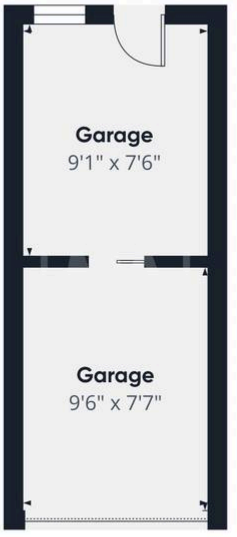
The Property Ombudsman
safeagent



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)
1046 ft²

Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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