



Larkspur Grove, Great Sankey Warrington, Cheshire

No Onward Chain • Desirable Location • Charming Rear Garden With Private Parking • Three Great Sized Bedrooms • Modern Interiors • Allocated Parking • Close To Local Amenities • Ideal Family Home • Light And Airy Throughout • Close To Schools



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SALES & LETTING AGENTS



INTERIOR

As you enter this delightful property, you are welcomed by an inviting hallway that offers access to the beautifully presented accommodation beyond. The first room you encounter is the impressive open-plan living and kitchen area, thoughtfully designed to create the perfect hub of the home, with charming views of the rear garden creating a seamless blend between indoor and outdoor living. This space is further enhanced by the bright and airy feel that radiates through the windows and patio doors creating a warm and welcoming feel throughout. The contemporary kitchen boasts ample worktop space, sleek finishes, and integrated appliances, making it ideal for preparing delicious home-cooked meals to enjoy with family and friends. Completing the ground floor is a conveniently positioned WC, adding practicality and convenience to the home.



Ascending to the first floor, you will find three well-proportioned bedrooms. Each room offers a peaceful retreat, ideal for rest and relaxation after a busy working day. Serving the accommodation is a stylish three-piece family bathroom, thoughtfully designed to meet the needs of modern family living.

GARDEN

To the rear of this home is a generously sized garden, providing the perfect space for hosting family gatherings and enjoying the warm summer sunshine. The property also benefits from an allocated parking space, offering both convenience and peace of mind.

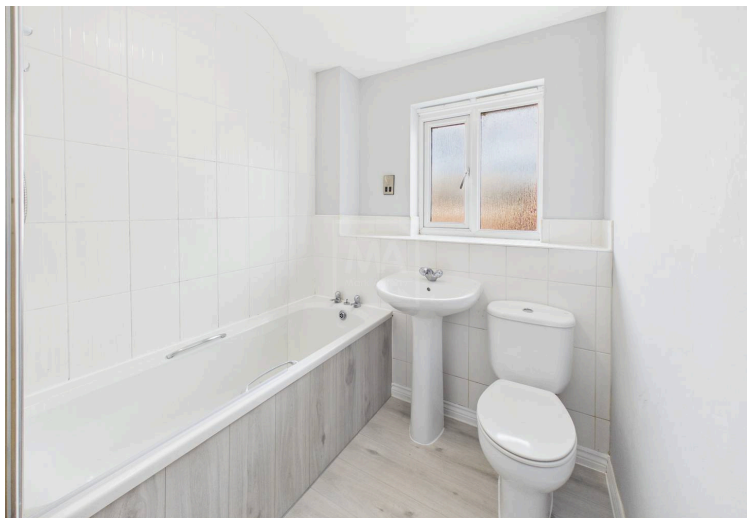


LOCATION:

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. 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: C





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Approximate total area⁽¹⁾
677 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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