



Culver Drive, Great Sankey Warrington

Freehold Title • New Build Development • Driveway Parking -EV Charging • Integral Garage • High Specification Throughout • Shaker Style Kitchen • Separate Utility and WC • Three Bedroom Detached Home • Close To Amenities • Air Source Heat Pumps



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

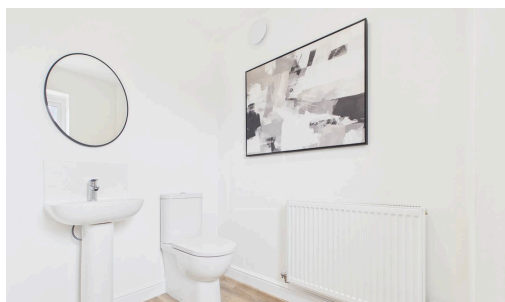
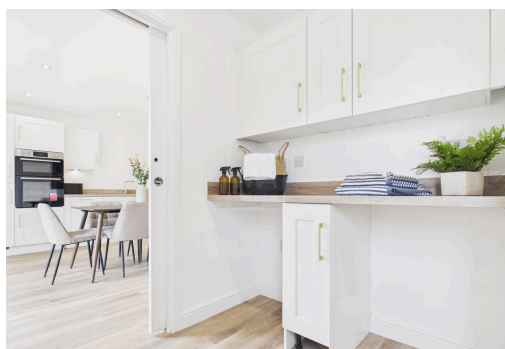
This beautifully presented three-bedroom detached home is situated within a sought-after new build development, offering contemporary living ideal for families and professionals alike. Finished to a high standard throughout, the property boasts modern, neutral décor with a bright and airy feel that creates a welcoming atmosphere from the moment you step inside. This spacious property includes a stylish lounge situated to the front of the home, this space is flooded with array of natural light that seamlessly flows through the large windows creating a warm and welcoming ambience for family evenings. Adjacent to the lounge is a modern, sleek shaker-style fitted kitchen with integrated appliances and an open-plan dining area, ideal for entertaining. The kitchen also enjoys charming views over the garden and offers convenient access to the utility room and WC. Large windows allow an abundance of natural light to flow throughout the home, enhancing the sense of space. As you ascend the staircase to the first floor, you will find three generously sized bedrooms each offering a comfortable retreat for family or guests.



Bedroom One is a true wow-factor suite, offering exceptional space and an abundance of natural light through large windows. Beautifully designed, it features a separate walk-in wardrobe providing excellent storage, along with a stylish private ensuite finished to a high standard, creating the perfect luxurious and relaxing retreat within the home. The first floor concludes with a modern family bathroom. This wonderful property is built with future proofing in mind, thanks to the inclusion of an air source heat pump. This energy-efficient system offers a modern way to heat your home while helping to improve energy performance.

GARDEN:

The spacious rear garden offers the perfect outdoor retreat, featuring a generous lawned area ideal for families, entertaining, or relaxing in the warmer months. Beautifully maintained and predominantly green, the garden also benefits from a paved patio area, providing an excellent space for outdoor dining and enjoying the surrounding peaceful setting.

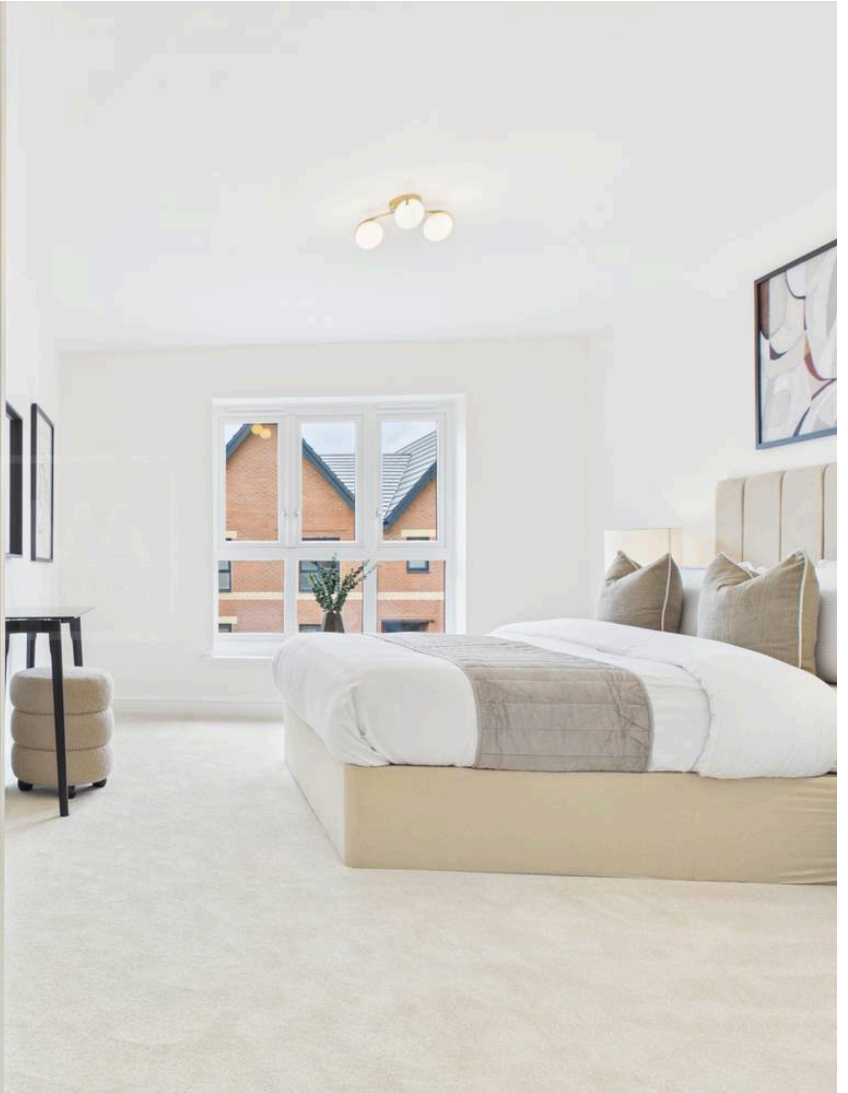


LOCATION:

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: TBD
- › Tenure: Freehold





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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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