



Culver Drive, Great Sankey Warrington

New Build Development • Spacious Rear Garden • Three Storey Semi-Detached Home • Skylights - Bright and Airy Living Space • Driveway Parking - Ev Charger • Close To Amenities • Spacious Reception Rooms • Three Bedrooms • Freehold Title • Air Source Heat Pumps



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This stunning three-storey semi-detached home offers the perfect blend of space, style, and modern living. From the moment you enter this charming home, the bright and airy atmosphere immediately captivates you. The spacious lounge offers the perfect setting for both relaxation and entertaining, with the large patio doors overlooking the rear garden and allowing natural light to flood the space. The contemporary kitchen is beautifully finished in a stylish white and grey theme, featuring high-quality integrated appliances for a sleek modern look. Generous storage and ample worktop space provide practicality, while the dedicated dining area creates an inviting space for family meals at the heart of the home. The ground floor concludes with a spacious WC and understairs storage. As you ascend the staircase to the first floor, you are welcomed by two well-proportioned bedrooms, both filled with natural light and offering ample space to personalise and make your own. Each room provides a bright and comfortable atmosphere, ideal for family living.



This floor also benefits from a modern three-piece family bathroom. The top floor is dedicated to the impressive master suite, creating a private and peaceful retreat within the home. Enhanced by stylish skylights that flood the space with natural light, the bedroom feels bright, airy, and spacious. The suite further benefits from a contemporary private en-suite bathroom and a walk-in wardrobe, offering both luxury and practicality. 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 property benefits from a generous rear garden, mainly laid to lawn and perfect for outdoor relaxation. Enclosed by modern timber fencing for added privacy, the space offers a safe and secure environment for families. A paved patio area sits directly outside the rear doors.

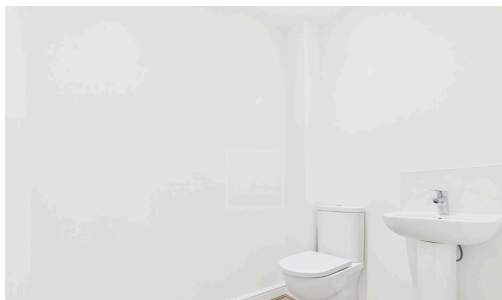


LOCATION:

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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