

## Rivenhall Close, Great Sankey Warrington

Four Bedrooms • Two Bathrooms • Neutral Décor Throughout • Move In Ready Feel • Driveway Parking • Garage • Close To Amenities • Freehold Title • Low Maintenance Garden • Detached Family Home



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

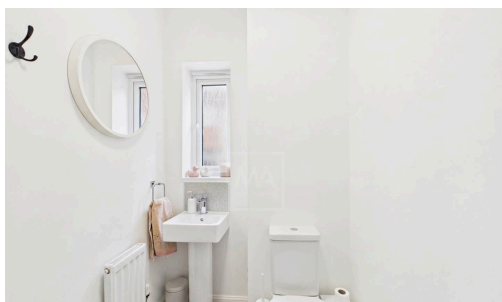
This well-presented four-bedroom semi-detached home in Great Sankey offers a modern, move-in-ready living space with a clean, neutral décor throughout. The property features a spacious and welcoming hallway leading into the lounge. The lounge is flooded with an array of natural light that seamlessly flows through the beautiful bay window, creating a warm and welcoming ambience for family entertainment or evening relaxation. To the rear of the home, you will find a contemporary open-plan kitchen and dining area that provides a stylish yet highly practical space, complete with modern fittings, integrated appliances, and ample storage throughout. Large windows and patio doors flood the area with natural light, enhancing the fresh, airy feel of the home while offering charming views over the rear garden –perfect for keeping an eye on children/pets. The ground floor concludes with a handy WC.



As you ascend the staircase to the first floor, you will find four generously sized bedrooms, including a comfortable main bedroom complete with a modern en-suite. All rooms are finished in soft, neutral tones to suit a variety of tastes, with ample space to accommodate your furniture needs. Each bedroom offers flexible and comfortable accommodation for family or guests, with potential for a work-from-home space. A contemporary family bathroom with sleek fixtures completes the interior.

## GARDEN:

To the rear of the property, you will find a spacious yet low-maintenance garden featuring an artificial lawn, raised borders, and porcelain paving tiles. This outdoor space offers a bright, fresh appearance all year round while requiring minimal upkeep, making it perfect for relaxing or entertaining.



## 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: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B





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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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