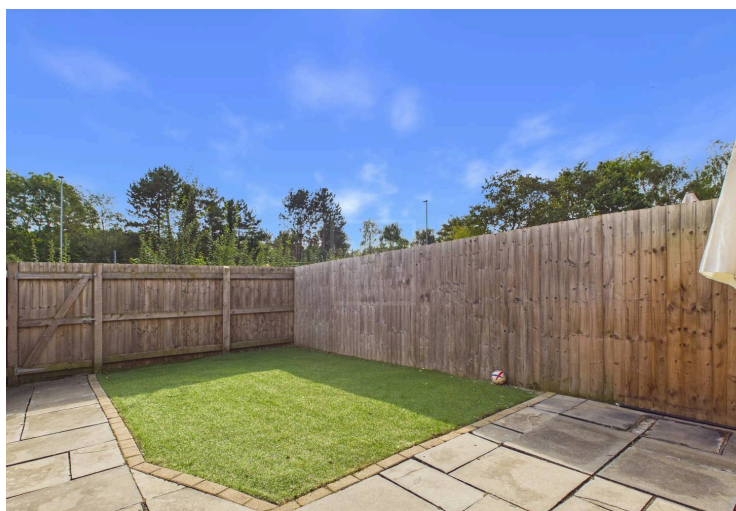




Lakenheath Crescent, Great Sankey Warrington, Cheshire

Discount To Market • South Facing Private Garden • Three Bedrooms • Modern Interior • No Onward Chain •
Freehold Title • Excellent Location • First Time Buyers • Move In Ready • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



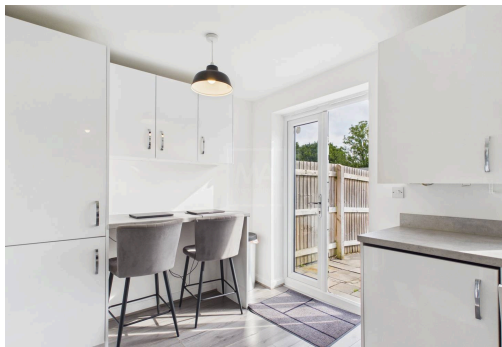
INTERIOR

A welcoming entrance hallway provides access to the bright and spacious lounge, a well-proportioned reception room that is flooded with natural light and leads seamlessly through to the modern kitchen/diner. The contemporary kitchen is fitted with sleek cabinetry, offering ample worktop and storage space alongside a range of integrated appliances. An adjoining breakfast bar provides the perfect spot for casual dining, while French doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. A convenient downstairs WC completes the ground floor. To the first floor are two well-proportioned bedrooms, with bedroom two benefiting from useful built-in storage. Both bedrooms are served by a modern three-piece family bathroom. The top floor is undoubtedly a standout feature of the property, with a generous principal bedroom enjoying an abundance of natural light. The room benefits from built-in wardrobes and a stylish en-suite shower room, creating a private and comfortable retreat.



EXTERIOR

The property benefits from a generously sized South Facing rear garden, offering a private outlook and versatile outdoor space. The garden features a combination of low-maintenance artificial lawn and paved patio areas, creating plenty of space for outdoor dining, entertaining and relaxing. A paved pathway leads around the garden, while the secure timber fencing provides a good degree of privacy. The French doors from the kitchen/diner open directly onto the patio, making the space particularly well suited to seamless indoor-outdoor living during the warmer months. To the front, the property benefits from off road driveway parking as well as an EV charging point.



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.

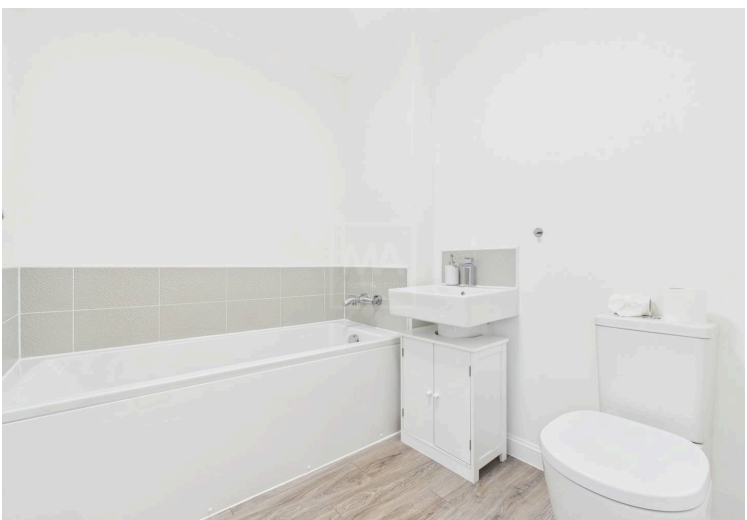
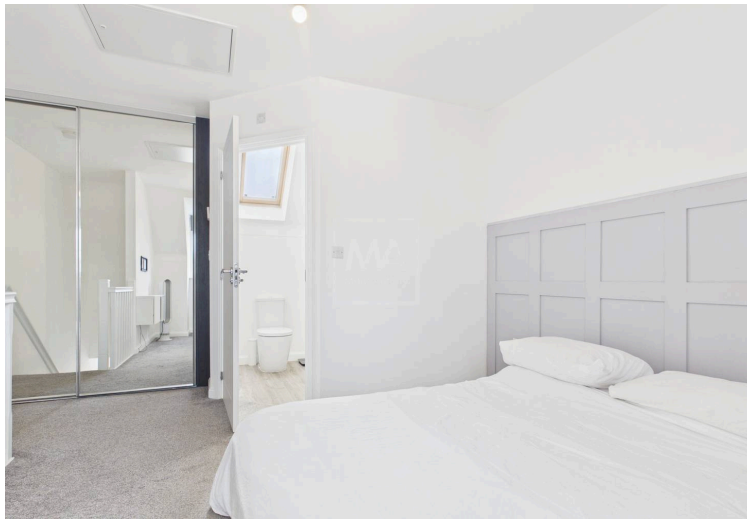
GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B







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Approximate total area^m

798 ft²

Reduced headroom

1 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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