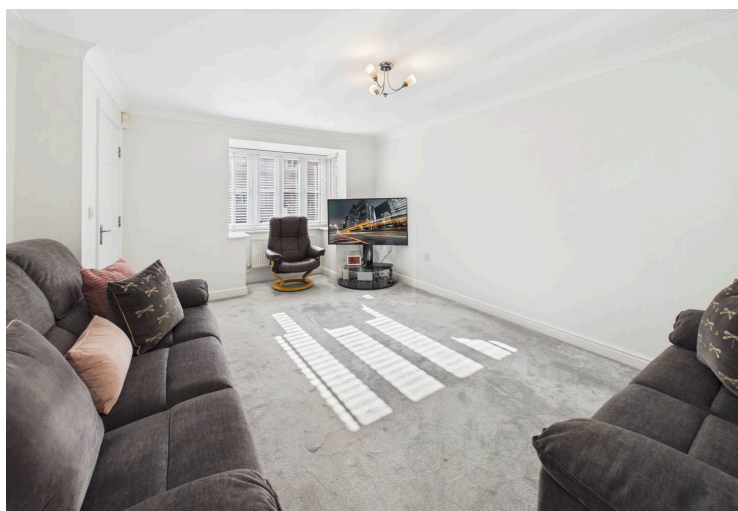




Atlanta Gardens, Great Sankey Warrington

Three Bedrooms • Garage • Driveway Parking • Desirable Location • Close To Local Amenities • Freehold Title
• Charming Gardens • Modern Interiors • Two Bathrooms • Light And Airy



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this delightful home, you are welcomed into a bright and inviting space that immediately showcases the charm and comfort on offer. The first room you encounter is the spacious living room, bathed in natural light and providing the perfect setting for relaxing and spending quality time with family and friends after a long day.

Following the natural flow of the property, you are led through to the contemporary kitchen and dining area which has recently been upgraded. The kitchen boasts sleek finishes and integrated appliances, creating an ideal space for preparing delicious home-cooked meals. The adjoining dining area offers the perfect spot for everyday dining, entertaining guests, and hosting family gatherings. Completing the ground floor is a convenient WC, adding practicality to this well-designed home. The ground floor also features air conditioning.

Ascending to the first floor, you will find two well-proportioned bedrooms, both offering comfortable accommodation for family members or guests. Serving this floor is a modern three-piece family bathroom.



Occupying the second and final floor is the impressive master bedroom, creating a private retreat for homeowners. Benefitting from a stylish en-suite shower room, this space combines comfort and luxury, providing the perfect place to unwind.

GARDEN

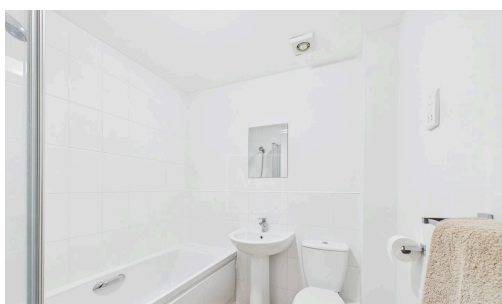
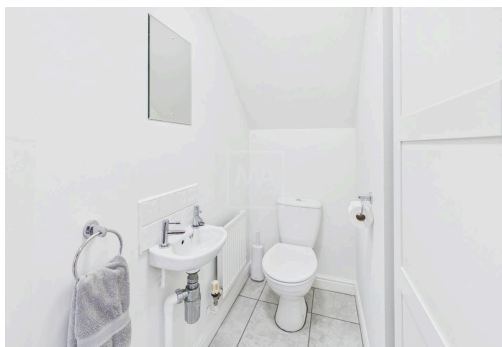
To the rear of the home lies a charming and well-maintained garden, providing the perfect setting for relaxing in the warm summer sunshine or entertaining family and friends. Further enhancing the property's appeal is a garage, offering valuable additional storage space, alongside a private driveway, ensuring convenient off-road parking and peace of mind for two vehicles.

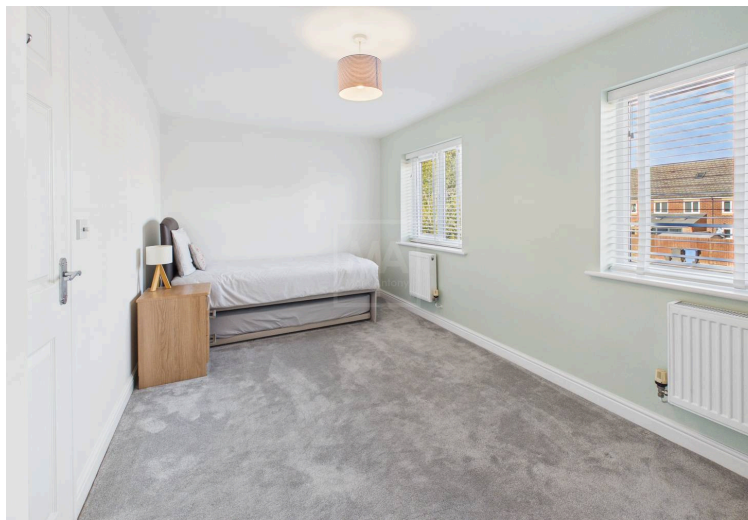
LOCATION

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: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C







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Approximate total area^m

1106 ft²

Reduced headroom

21 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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