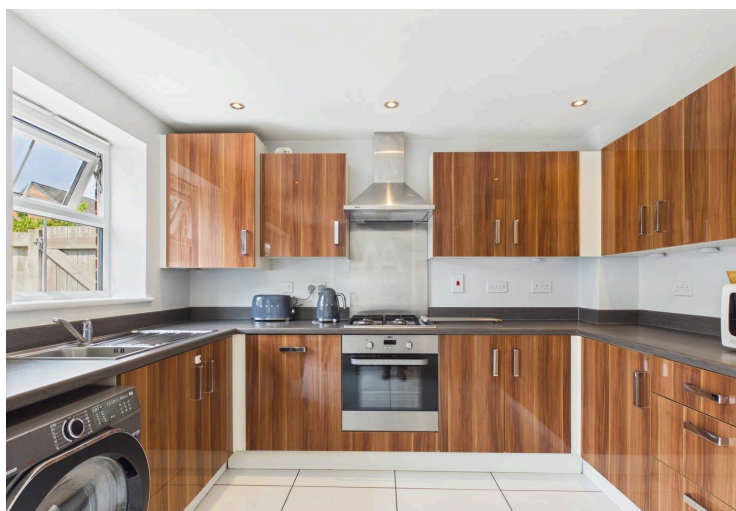




Rose Creek Gardens, Great Sankey Warrington, Cheshire

Semi Detached • Three Bedrooms • Excellent Location • Move In Ready • Allocated Parking • Generous Rear Garden • Close To Local Amenities • Two Bathrooms And W.C • Excellent Transport Links • Integrated Appliances



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INTERIOR

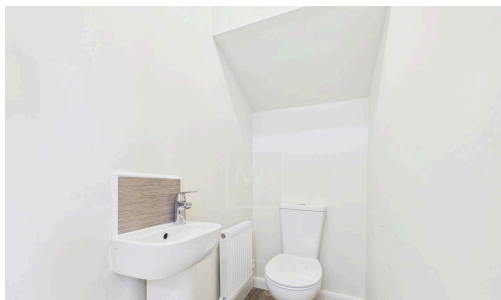
Step inside this beautifully presented home via a welcoming entrance hallway, leading through to a bright and spacious lounge. Bathed in natural light from a large front-facing window, this inviting reception room provides the perfect space to relax and unwind. To the rear of the property, the stylish kitchen/diner is designed with both practicality and entertaining in mind. The contemporary kitchen features a range of sleek fitted units, offering generous worktop and storage space alongside an integrated selection of appliances. The adjoining dining area is ideal for everyday family meals or hosting guests, with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor W.C. completes the downstairs accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a private en suite shower room, while the remaining two bedrooms are served by a modern family bathroom, finished to a high standard.



EXTERIOR

The rear garden enjoys an ideal sunny aspect, making it the perfect space to relax and unwind throughout the day. A paved patio extends directly from the dining area, creating a seamless transition between indoor and outdoor living and providing an excellent setting for al fresco dining and entertaining. The remainder of the garden is laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. To the front, the property benefits from excellent curb appeal and allocated parking.



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: Leasehold

EPC Energy Efficiency Rating: TBC





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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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