



Ketteringham Drive, Great Sankey Warrington, Cheshire

Three Storey Family Home • Freehold Title • Four Bedrooms • Off Road Parking • Generous Garden • Excellent Location • Two Bathrooms And W.C • Close To Local Amenities • Modern Throughout • Move In Ready



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside through a bright and welcoming entrance hall, setting the tone for the stylish and well-presented accommodation throughout. To the left, the contemporary kitchen is fitted with a range of sleek cabinetry, providing ample storage and generous worktop space, complemented by a selection of integrated appliances. The adjoining dining area creates the perfect setting for everyday family meals and effortless entertaining. Continuing through the home, you'll find a spacious lounge, bathed in natural light and featuring French doors that open directly onto the rear garden, creating a wonderful indoor-outdoor flow ideal for relaxing or hosting guests. Completing the ground floor is a convenient W.C.

The first floor offers three well-proportioned bedrooms, with Bedroom Two benefiting from extensive built-in wardrobe space. These rooms are served by a stylish four-piece family bathroom, complete with both a bath and separate shower, providing the perfect space to unwind.



Occupying the entire top floor, the impressive principal bedroom is a true highlight of the home. Filled with natural light, it features built-in wardrobes and a contemporary en-suite shower room, creating a luxurious and private retreat.

EXTERIOR

Externally, the property enjoys a beautifully presented, low-maintenance rear garden, thoughtfully designed for both relaxation and family living. A generous paved patio provides the perfect space for outdoor dining and entertaining, with French doors creating a seamless connection to the lounge. The remainder of the garden is laid with high-quality artificial lawn, offering an attractive year-round finish with minimal upkeep. Fully enclosed by timber fencing, the garden provides a safe and private environment for children and pets. To the front, the property has excellent curb appeal, a low maintenance front garden space as well as ample front and side off road parking for multiple cars.



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: D

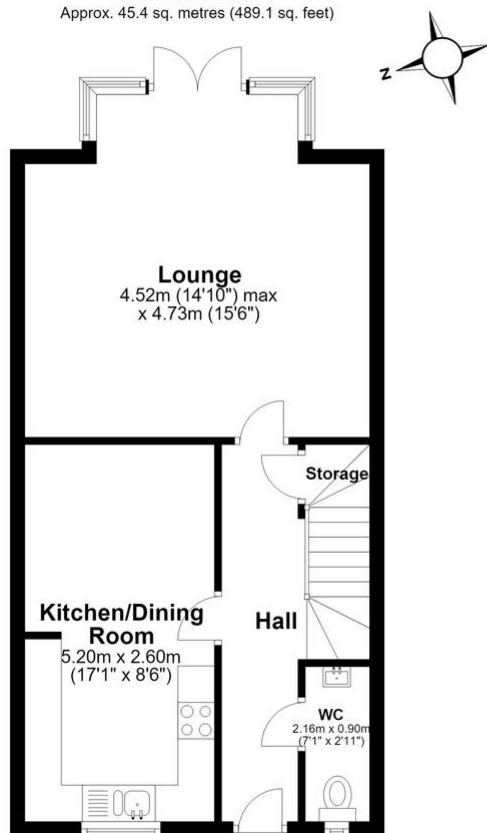
Tenure: Freehold

EPC Energy Efficiency Rating: B



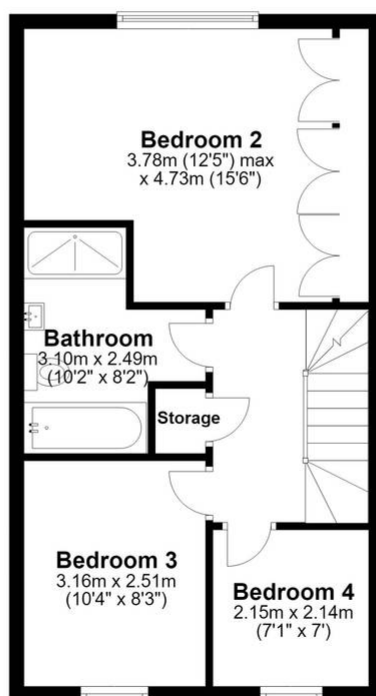
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



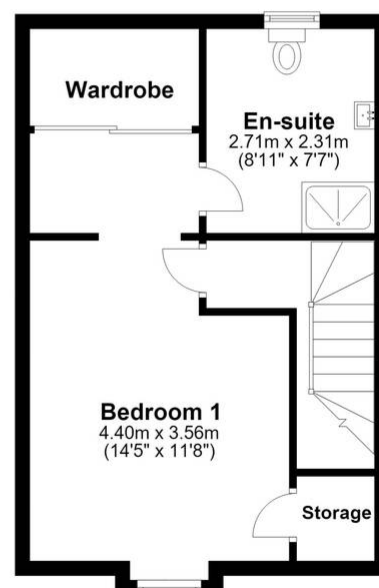
First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Second Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 123.3 sq. metres (1326.8 sq. feet)

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.