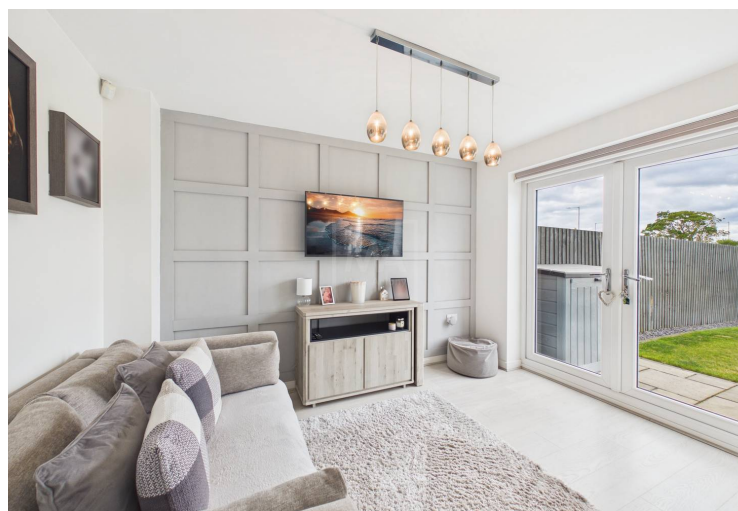




Winterburn, Great Sankey Warrington, Cheshire Freehold

Private Position With Fields To The Rear • Detached • Freehold Title • Three Bedrooms • Ample Parking •
Generous Rear Garden • Modern Interiors • Close To Local Amenities • Two Bathrooms And W.C • Move In Ready



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entrance to this beautifully presented home is via a bright and welcoming hallway, setting the tone for the stylish accommodation throughout. To the left, you'll find a generously proportioned lounge, enhanced by a striking bay window that fills the room with an abundance of natural light, creating the perfect space to relax and unwind. Continuing through the property, you arrive at the heart of the home – a spacious open-plan kitchen and living area, ideal for modern family life and entertaining. The contemporary kitchen is fitted with a range of sleek cabinetry, providing ample storage and generous worktop space, complemented by integrated appliances. The adjoining living area also offers plenty of room for dining and enjoys French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is further complemented by a convenient WC.

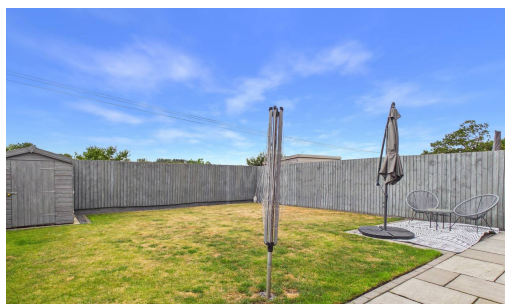
Upstairs, the property continues to impress with three well-proportioned bedrooms.



The principal bedroom benefits from built-in wardrobes and a stylish en suite shower room, while the remaining two bedrooms enjoy attractive views across the farmland to the rear. A contemporary three-piece family bathroom completes the first floor.

EXTERIOR

Externally, the property boasts a generously sized, fully enclosed rear garden, offering an excellent degree of privacy, backing onto the farm fields and the perfect setting for outdoor entertaining or family enjoyment. Predominantly laid to lawn, the garden provides ample space for children to play or keen gardeners to personalise, whilst a paved patio creates an ideal spot for al fresco dining and relaxing during the warmer months. A timber storage shed adds valuable practicality, completing this well-maintained outdoor space. To the front the property benefits from ample off road parking as well as excellent curb appeal.



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.

GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

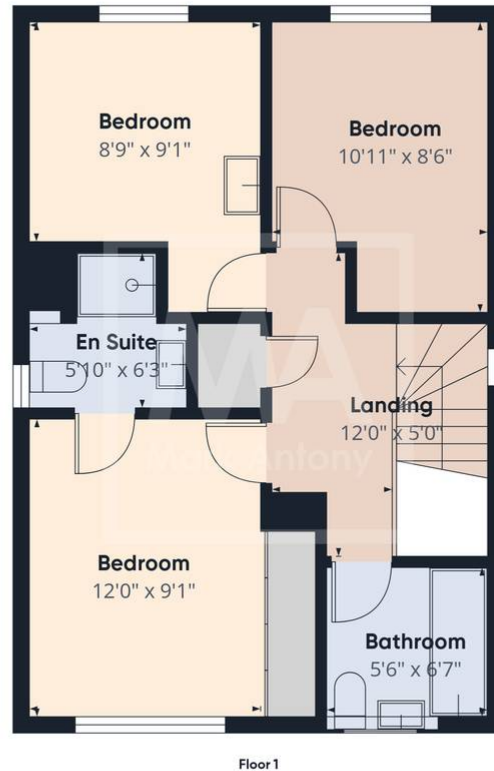




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Approximate total area⁽¹⁾
914 ft²

(1) Excluding balconies and terraces

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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