



Victor Gardens, Great Sankey

Warrington, Cheshire

Discount To Market Scheme • First Time Buyer Appeal • Move In Ready Feel • South Facing Garden • Sought-After Location • Bright and Airy Throughout • Driveway Parking • Close To Schools • Modern Interior • Close To Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

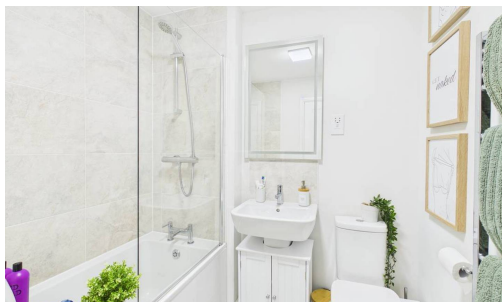
DISCOUNT TO MARKET SCHEME : We proudly welcome Victor Gardens to market. Situated in a sought-after location, this beautifully presented two-bedroom mid-terrace property offers bright, airy and modern accommodation throughout, making it an excellent choice for first-time buyers looking to take their first step onto the property ladder. The welcoming entrance hallway leads into a spacious and comfortable lounge positioned at the front of the home. Featuring a focal electric inset fire, the room creates a warm and inviting ambience, providing an ideal space for family relaxation and entertaining. Following the natural flow of the home, you will find a modern kitchen/diner, fitted with a range of modern units, generous worktop space and built-in appliances, providing a stylish and practical area for everyday cooking and dining, further complemented by charming views over the spacious rear garden. The ground floor concludes with a handy WC.



As you ascend the staircase to the first floor, you will find two great-sized bedrooms and a modern family bathroom. The principal bedroom is positioned to the rear of the home and is bathed in an array of natural light that seamlessly flows through the windows, creating a cosy retreat. This space benefits from fitted wardrobes, making excellent use of the available space, while still providing ample room for your desired furniture plans to come to life. Do not miss out on the opportunity to make this wonderful property your first home!

GARDEN:

To the rear, a spacious south facing garden features a paved patio and lush lawn, creating an ideal setting for outdoor seating, al-fresco dining or enjoying a morning coffee. The garden is further complemented by a handy storage shed fitted with electricity, providing useful space for gardening equipment and outdoor essentials or the potential of a home office.



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: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B

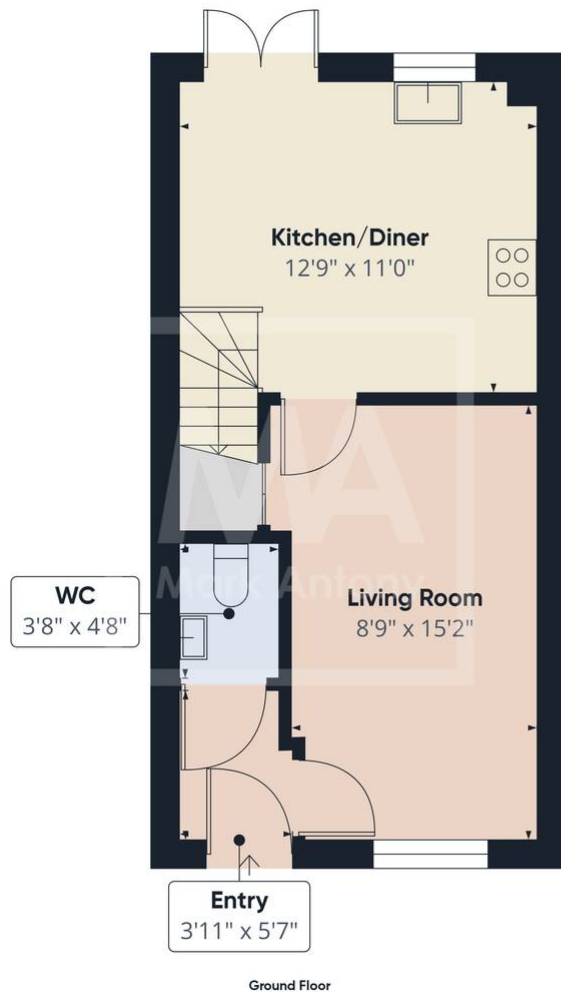




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Approximate total area⁽¹⁾
629 ft²

(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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