



## Carsington Water Warrington

Three Bedrooms • Freehold Title • Beautiful Gardens • Family Home • Desirable Location  
• Close To Local Amenities • Well Presented • Ensuite • Driveway Parking • Spacious Living



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Stepping into this charming property, you are welcomed by a bright hallway that immediately reveals the conveniently located WC. Moving naturally through the home, the inviting living room awaits, filled with natural light and offering an ideal space to relax and unwind. Beyond this, the well-designed kitchen and dining area provide a comfortable setting for preparing and enjoying home-cooked meals with ease.

Heading upstairs, you'll discover three generously sized bedrooms, each offering a peaceful retreat. The primary bedroom benefits from its own ensuite, adding a touch of luxury. Completing the first floor is the modern family bathroom, thoughtfully positioned for everyday convenience.



## GARDEN

To the rear of this charming home lies a beautifully presented garden, offering an ideal retreat for family gatherings and long, sun-soaked summer days.

## LOCATION:

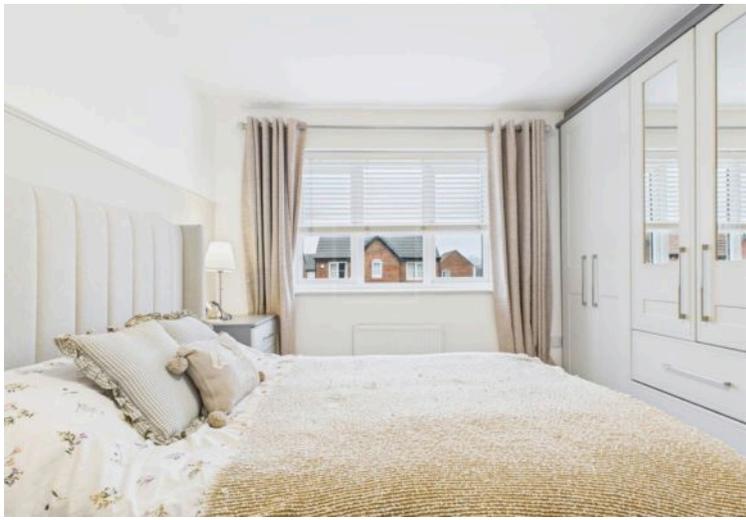
Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools.



## GENERAL INFORMATION:

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B



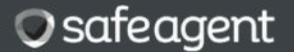




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### VIEWING ARRANGEMENTS

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.



Warrington's Highest Rated Agent

