

## Blakehill Drive, Great Sankey Warrington

Family Home • Three Bedrooms • Open Plan Space • Modern Throughout • Lovely Garden • Driveway Parking  
• Move In Ready • Close to Local Schools • Great Location • Close to Local Amenities



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR

Upon entering the property, you are welcomed into a spacious open-plan ground floor that has been fully modernised. The living, dining and kitchen areas sit comfortably together, creating a practical and well-connected layout with clear sightlines across the space. Contemporary finishes and clean lines add to the fresh, updated feel. Beyond the main living area, an additional family room provides a useful separate space ideal for relaxing, working or play, bringing extra flexibility to the layout. A ground-floor WC and a separate utility room complete this level, keeping day-to-day tasks neatly organised.

Upstairs, the first floor offers three well-proportioned bedrooms, each providing ample room for everyday furniture. The modern family bathroom features updated fixtures and a simple, stylish design. Bedroom One benefits from its own ensuite, adding convenience and a sense of privacy. Overall, the home offers a functional, well-balanced layout suited to modern living with a comfortable, contemporary finish.



## GARDEN

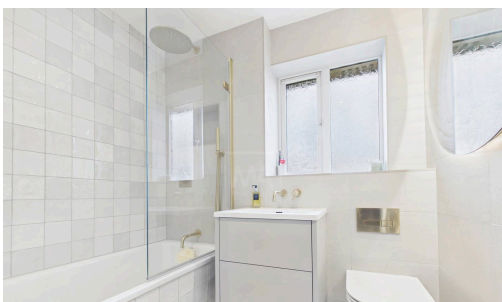
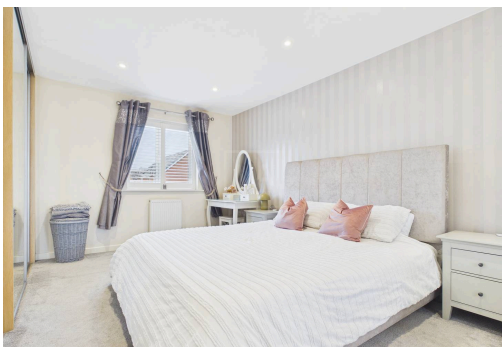
The garden is mainly laid to lawn, creating a generous open space that's easy to maintain. A decking area sits at the bottom of the garden, offering a great spot for outdoor dining or relaxing. With direct access from the kitchen, this garden works perfectly for family gatherings and everyday outdoor living. To the front of the property there is driveway parking up to two 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. 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: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating:





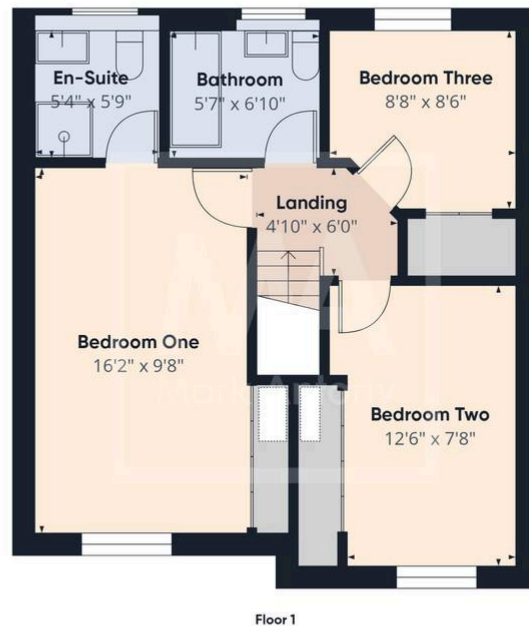
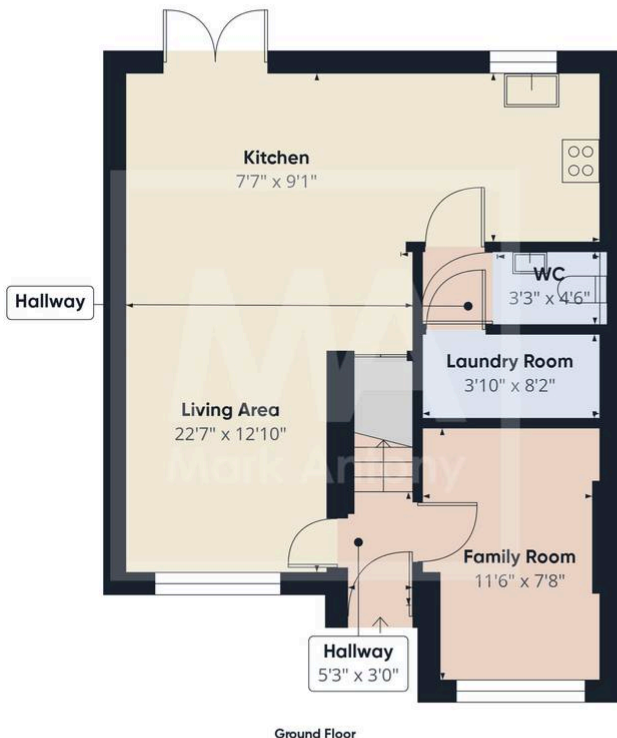




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Approximate total area<sup>(1)</sup>  
967 ft<sup>2</sup>

(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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