



Winterburn, Great Sankey Warrington, Cheshire

Semi Detached • Private Rear Garden Backing Onto Fields • Three Bedrooms • Freehold Title • Modern Interiors
• Driveway Parking • Excellent Location • Contemporary Bathroom And W.C • Close To Local Amenities •
Private Position



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to this exceptional three-bedroom semi-detached family home, beautifully presented throughout with stylish modern interiors, elegant herringbone flooring across the ground floor, and the added benefit of a private rear aspect overlooking open farmland. Stepping inside, you're welcomed by a bright and spacious entrance hallway, leading to a generous bay-fronted living room that is flooded with natural light, creating a warm and inviting space to relax. To the rear of the property is an impressive open-plan kitchen/dining room. The contemporary kitchen is fitted with a range of sleek cabinetry, offering ample storage and worktop space, complemented by a selection of integrated appliances. The dining area enjoys direct access to the garden via French doors, making it the perfect setting for entertaining guests or enjoying family meals. A convenient ground floor W.C. completes the accommodation on this level. Upstairs, the property continues to impress with three well-proportioned bedrooms, each benefiting from an abundance of natural light.



The principal bedroom is further enhanced by a spacious walk-in wardrobe, providing excellent storage and a touch of luxury. Completing the first floor is a stylish contemporary three-piece family bathroom, finished to a high standard and offering the perfect place to unwind.

EXTERIOR

Externally, the property boasts an attractive, low-maintenance rear garden enjoying a private outlook across open farmland. Predominantly laid with high-quality artificial lawn and complemented by a spacious raised decked terrace as well as a generous patio area, the garden provides the perfect space for outdoor entertaining, family gatherings and summer evenings. Complete with a timber storage shed and enclosed by contemporary fencing, this superb outdoor space offers both practicality and tranquillity in equal measure. To the front, the property benefits from ample off road parking and boasts excellent curb appeal.



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.

Council Tax band: C

Tenure: Freehold

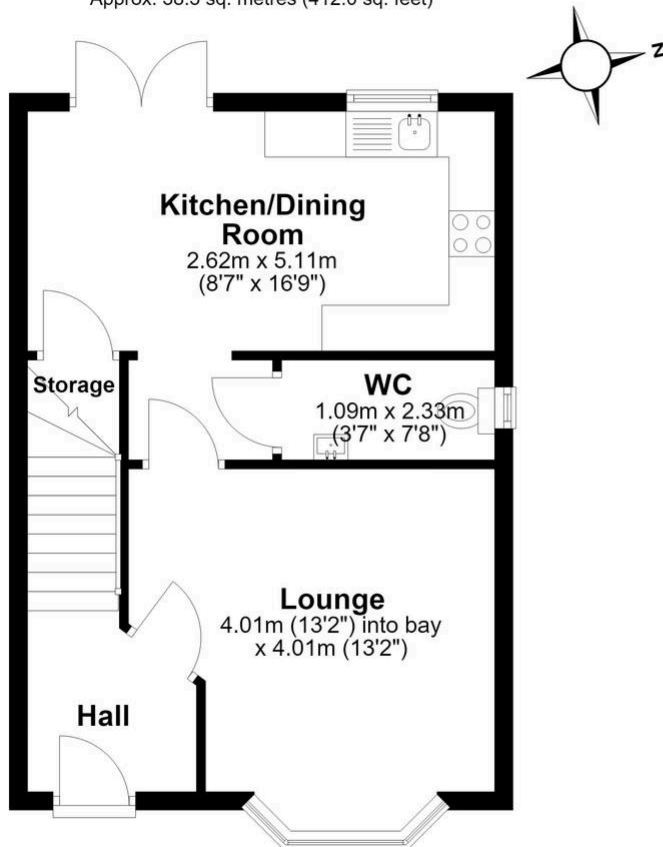
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



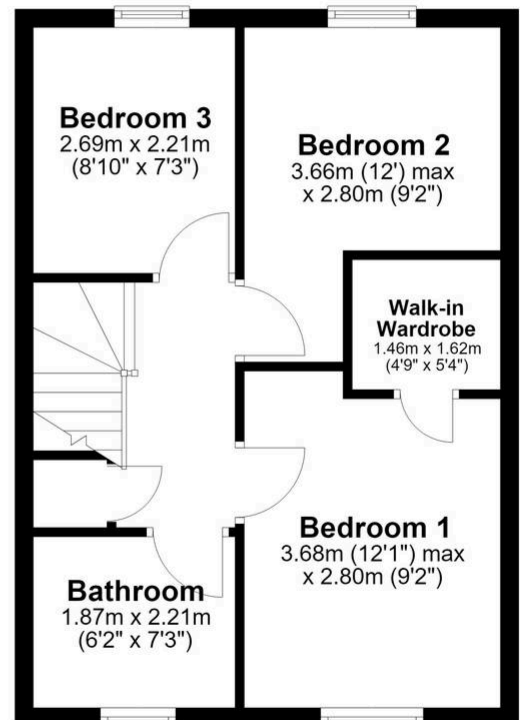
Ground Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 76.4 sq. metres (821.9 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.