



Waterways, Great Sankey

Warrington, Cheshire

Three Bedrooms • Detached Bungalow • Driveway Parking • Sought After Location • Light And Airy • Charming Garden • Spacious Living • Close To Local Amenities • Transport Links • Beautifully Presented



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming bungalow, you are welcomed by a spacious entrance hallway that sets the tone for the well-presented accommodation beyond. The first room you encounter is the bright and inviting living room, flooded with natural light and providing the perfect space to relax and unwind after a busy day. Continuing through the home, you will find the generously sized kitchen, offering ample worktop and storage space, along with a dedicated dining area that adds both practicality and convenience for everyday living. Beyond the kitchen sits the delightful sunroom, a versatile space ideal for enjoying a good book, entertaining guests, or simply taking in views of the garden.

The property boasts three well-proportioned bedrooms, all situated towards the opposite end of the bungalow, creating a peaceful retreat for rest and relaxation. A modern three-piece family bathroom serves the home, providing both comfort and functionality.



INTERIOR

Further benefits include a garage, offering valuable additional storage space or secure parking, enhancing the practicality of this wonderful home.

GARDEN

To the rear of the property is a charming, well-maintained garden, perfect for soaking up the summer sun and entertaining family and friends. The home further benefits from off-road driveway parking for added convenience and peace of mind, as well as an attractive front garden that enhances its kerb 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate total area⁽¹⁾
1170 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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