



## Cedar Road, Great Sankey Warrington, Cheshire

Semi Detached • Excellent Location • Three Bedrooms • Separate Utility • Close To Local Amenities • Move In Ready • Private Driveway And Garage • Generous Rear Garden • Modern Finishes Throughout • Two Reception Rooms



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Step inside via a bright and airy entrance hallway, setting the tone for the spacious and welcoming accommodation throughout. To the left, the generous lounge boasts a striking bay window and feature fireplace, creating a warm and cosy focal point. An adjoining dining room provides the perfect space for family meals or entertaining guests, while the separate garden room offers a versatile second reception area, flooded with natural light. Continuing through the home, the stylish kitchen forms the heart of the property, featuring sleek cabinetry, ample worktop space, and a handy breakfast bar area overlooking the garden. The ground floor is further enhanced by a separate utility room and convenient WC, offering a practical and well-designed layout.

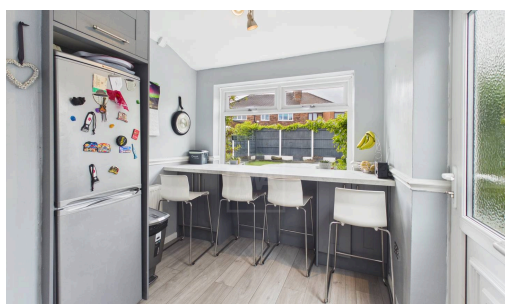
Upstairs, the property continues to impress with three well-proportioned bedrooms, with the principal bedroom benefitting from a beautiful bay window that enhances the sense of light and space. The bedrooms are served by a contemporary three-piece family bathroom.



## EXTERIOR

Externally, the property boasts a beautifully maintained rear garden, offering the perfect space for both relaxing and entertaining. A generous lawn is complemented by a paved patio area, ideal for outdoor dining and summer gatherings.

The garden enjoys a high degree of privacy, bordered by mature planting and fenced boundaries, with the added benefit of a versatile garden shed providing useful storage or potential for a hobby space. A wonderful outdoor setting, perfectly suited to modern family living. To the front, the property benefits from a well maintained front lawn with mature shrubbery as well as off road parking and integrated garage, perfect for extra storage.



## 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: TBC





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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.



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