



1 Virginia Gardens Great Sankey, Warrington, WA5 8WN

Situated in Great Sankey, this impressive four-bedroom detached family home occupies a desirable private corner plot and is offered with Freehold Title. Offering spacious and versatile living accommodation throughout, the property boasts master with en-suite and Jack and Jill bathroom to complement Bedrooms 2 and 3, a stylish fitted kitchen with bi-folding doors, and a beautifully landscaped garden.

Presented in warm neutral tones throughout, this home has been thoughtfully upgraded by the current owners and is a true credit to them. Located within easy walking distance of local amenities including Sainsbury's, a medical centre, two local pubs and the beautiful Sankey Valley Park, whilst also being ideally positioned for excellent motorway links, this fantastic family home offers the perfect combination of space, convenience and modern living.

£485,000

1 Virginia Gardens

Great Sankey, Warrington, WA5 8WN



- DETACHED FAMILY HOUSE
- MASTER WITH EN SUITE
- TWO RECEPTIONS
- FOUR BEDROOMS
- JACK AND JILL BATHROOM
- SEPARATE DINING ROOM
- FREEHOLD TITLE
- FABULOUS FULLY FITTED KITCHEN
- DOUBLE GARAGE AND OFF ROAD PARKING

THROUGH ENTRANCE HALLWAY EN SUITE

GROUND FLOOR W.C.

FAMILY LOUNGE

17' x 12' (5.18m x 3.66m)

RECEPTION ROOM TWO

12' x 11' (3.66m x 3.35m)

DINING ROOM

12' x 6'9 (3.66m x 2.06m)

KITCHEN

12'11 x 12'9 (3.94m x 3.89m)

LANDING

BEDROOM ONE

12'8 x 12' (3.86m x 3.66m)

BEDROOM TWO

12' x 11'5 (3.66m x 3.48m)

BEDROOM THREE

11'1 x 8'8 (3.38m x 2.64m)

JACK & JILL EN SUITE

BEDROOM FOUR

9'11 x 7'11 (3.02m x 2.41m)

FAMILY BATHROOM

GARDEN

DOUBLE DETACHED GARAGE

17'2 x 16'9 (5.23m x 5.11m)

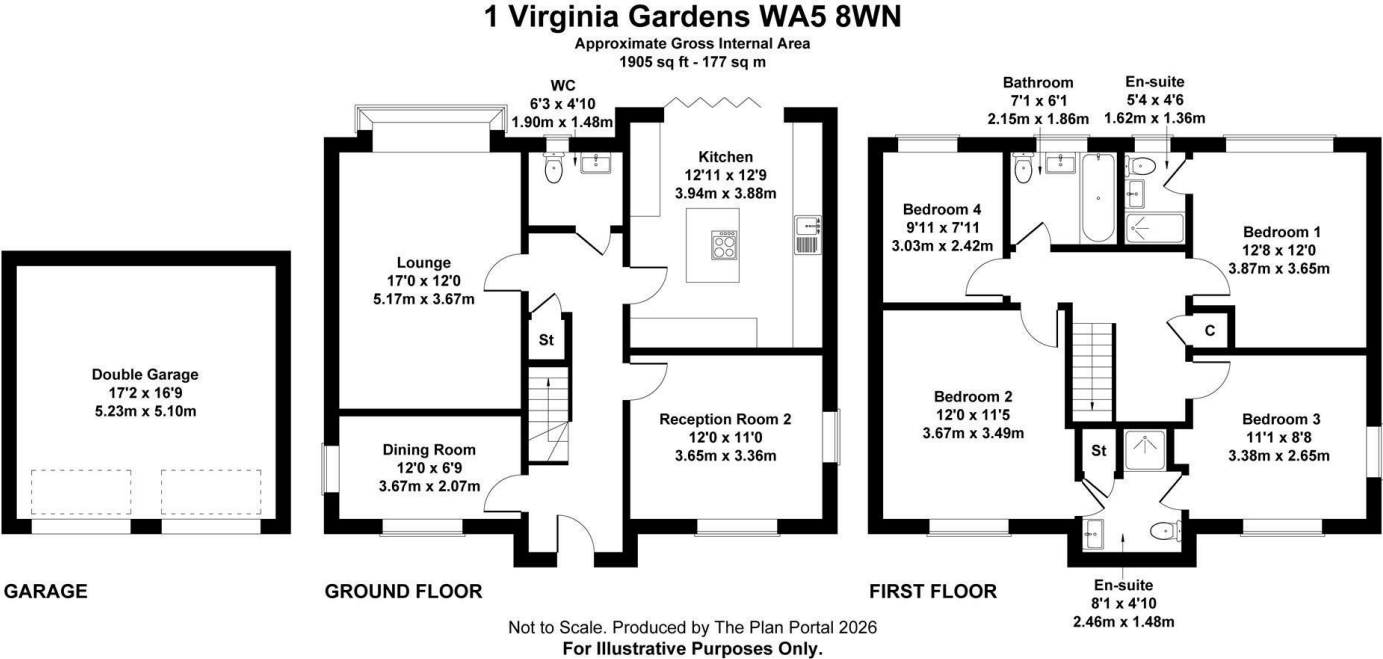
FRONT OF PROPERTY



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC