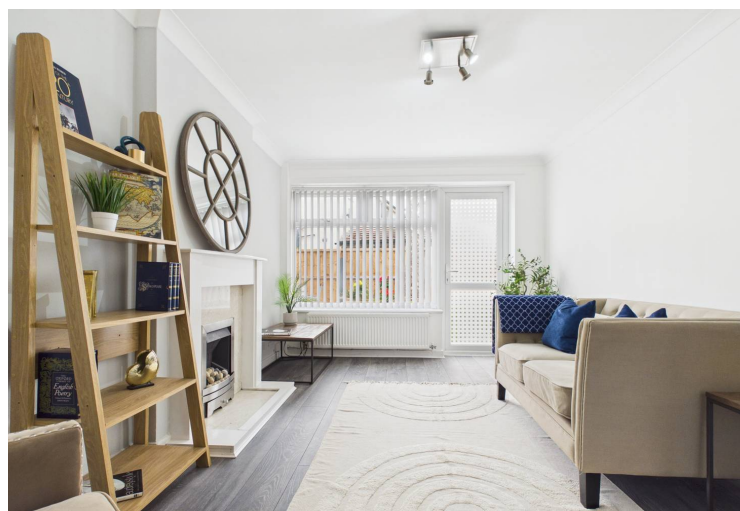




Wroxham Road, Great Sankey Warrington Cheshire

No Onward Chain • Detached Family Home • Freehold Title • Sought- After Location • Three Bedrooms •
Beautifully Presented With Modern Décor • Close To Schools • Driveway Parking • Close To Local Amenities •
Move In Ready Feel



Mark Antony
SALES & LETTING AGENTS

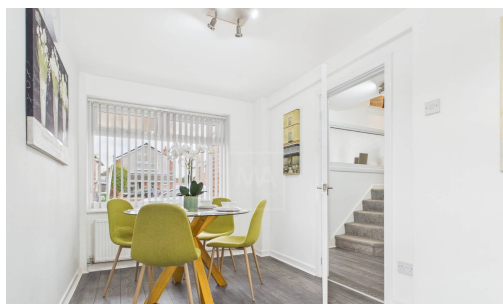


INTERIOR:

Step inside this welcoming home via a bright and airy entrance hallway, immediately setting the tone for the light and inviting accommodation that follows.

The spacious lounge is situated to the rear of the home and enjoys lovely views over the charming garden, while a convenient rear door creates a seamless connection between the indoors and out. A feature fireplace provides a cosy focal point, adding warmth and character to this inviting space making this perfect for evening relaxation.

Continuing through the property, you'll find a superb open-plan kitchen and dining space, ideal for both everyday living and entertaining. The contemporary kitchen is fitted with a range of sleek cabinetry, offering ample storage and generous worktop space, complemented by a selection of integrated appliances. The adjoining dining area provides the perfect setting for hosting family and friends.



Upstairs, the home continues to impress with three well-proportioned bedrooms, each filled with an abundance of natural light, creating a bright and relaxing ambience throughout. Completing the first floor is a modern three-piece bathroom suite.

GARDEN:

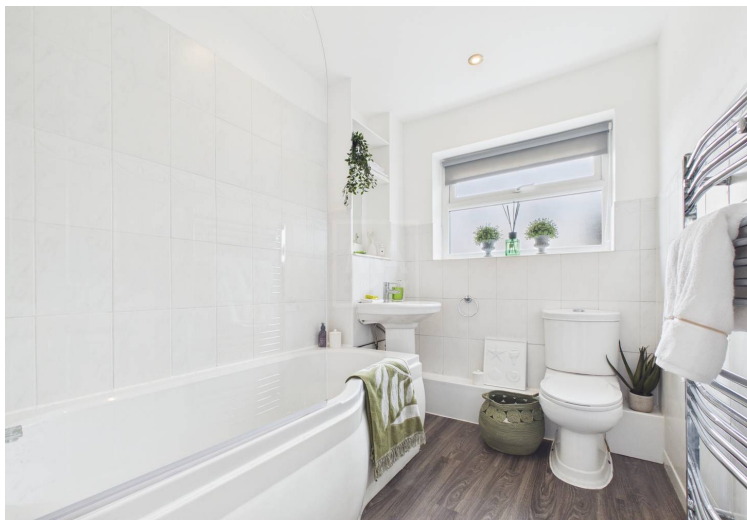
The property benefits from a generous, enclosed rear garden, offering a good balance of lawn and paved areas. A paved seating area provides an ideal spot for outdoor dining or relaxing, while the established planting add character and greenery. The garden is fully fenced, creating a private and secure outdoor space, with a useful timber shed to the side for additional storage. To the front, the property offers a driveway for off road parking.

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: Freehold
- › EPC Energy Efficiency Rating: D





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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.



Warrington's Highest Rated Agent

