



St. Marys Road, Penketh Warrington Cheshire

Freehold Title • Gorgeous and Generous Rear Garden • Three Bedrooms • Move In Ready Feel Throughout •
Close to Local Schools • Semi- Detached Family Home • Fabulous Location • Driveway Parking • Modern Interior
• Close to Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Step inside this beautifully presented modern family home, offering stylish and versatile living throughout. The property welcomes you with a cosy and inviting living room situated to the front of the home featuring a charming bay window, allowing for array of natural light to flood this space, creating the perfect space to relax with family or unwind after a busy day.

To the rear of the home, the impressive open plan kitchen and dining area creates the heart of the property, providing a bright and sociable space ideal for both everyday living and entertaining. Finished with contemporary units and quality fittings, the kitchen is complemented by a practical utility room, offering additional storage and workspace.

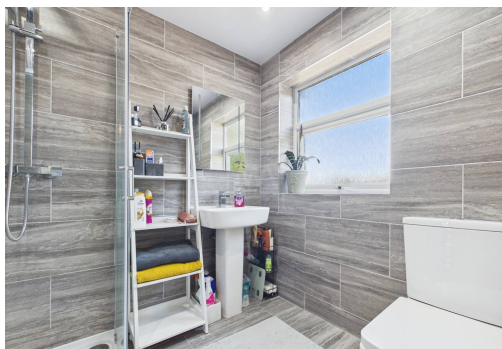
Adding further appeal is the wonderful sunroom, flooded with natural light and providing the perfect spot to enjoy views of the garden all year round.



Upstairs, there are two well-proportioned double bedrooms, both offering generous accommodation and plenty of space for furnishings. A versatile third bedroom would make an ideal child's room, guest bedroom, or home office. Completing the first floor is a modern family bathroom, finished to a high standard with contemporary fixtures and fittings. This attractive home is ready to move straight into and enjoy.

GARDEN:

The extensive rear garden provides a fantastic outdoor space, perfect for both relaxation and entertaining. A spacious decking area offers the ideal setting for al fresco dining, summer barbecues, or simply enjoying the peaceful surroundings. Beyond this, the generous garden is mainly laid to lawn, providing plenty of space for children to play or keen gardeners to enjoy. At the rear of the garden, a dedicated hot tub area creates a private retreat, perfect for unwinding and enjoying evenings with family and friends throughout the year.



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: E

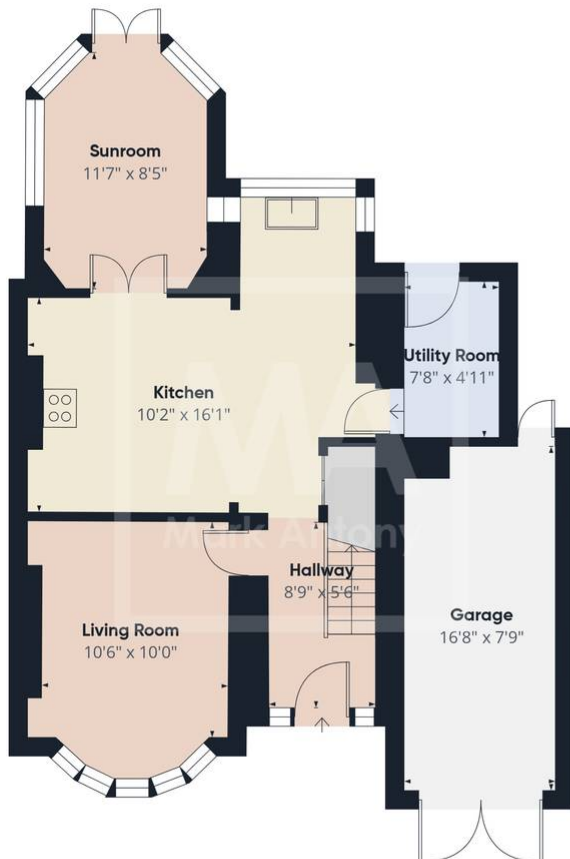




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Ground Floor



Floor 1



Floor 2



Approximate total area^m

1043 ft²

Reduced headroom

61 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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