



Waterways, Great Sankey

Warrington, Cheshire

Freehold Title • Link Detached • Corner Plot • Garage and Driveway Parking • Private Rear Outlook • Close To Schools • Close To Amenities • Sought – After Location • Bright and Airy Feel Throughout • Spacious Living



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Situated on a generous corner plot, this attractive three-bedroom link-detached home offers spacious and versatile living accommodation, making it an ideal family home. The property enjoys a bright and airy feel throughout, with plenty of natural light seamlessly flowing through the windows, radiating a warm and welcoming ambience throughout. Entry to the property is granted via the hallway, providing access to all areas of this home. The spacious lounge enjoys charming views over the rear garden, creating a bright and relaxing setting. Offering ample room for a range of furniture, the room is centred around an attractive focal fireplace, adding warmth, character and a welcoming feel. The well-appointed kitchen diner provides a practical and sociable space, featuring integrated appliances and ample worktop space for food preparation. There is generous room for a dining table and chairs, ideal for family meals and entertaining. The kitchen diner seamlessly flows into the conservatory, creating a bright, open and versatile living space filled with natural light.



The ground floor concludes with a handy WC.

Ascending the staircase to the first floor, you will find three double bedrooms and a modern family bathroom. Bedroom one benefits from built-in wardrobes, providing excellent storage while maintaining a spacious feel. A modern family bathroom completes the accommodation, offering a stylish and practical space for everyday living.

GARDEN:

The private rear garden offers a wonderful outdoor retreat, featuring a paved seating area ideal for relaxing or entertaining. Established greenery, mature trees and well-maintained shrubs create a secluded and peaceful setting, providing excellent privacy. The generous garden plot offers plenty of space for enjoying the outdoors 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.

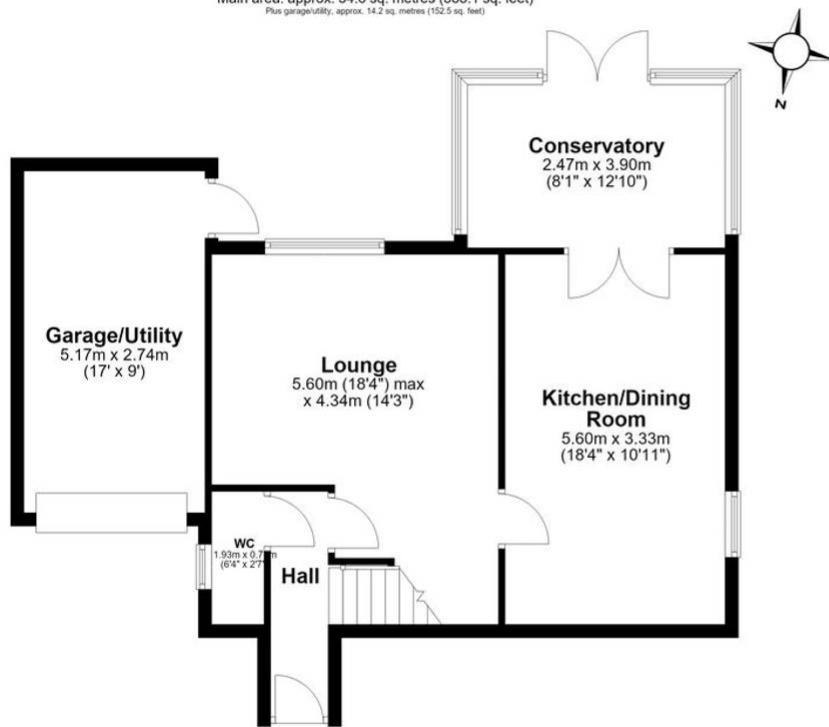
GENERAL INFORMATION:

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Rating: TBC



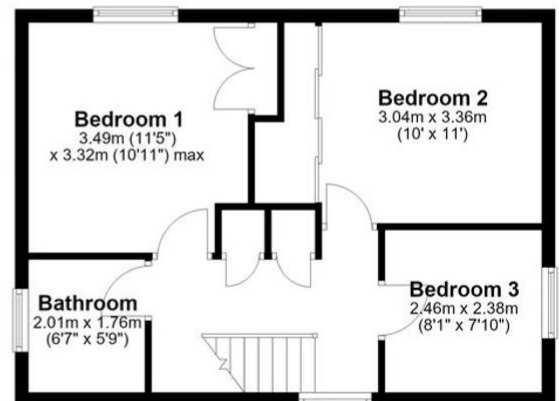
Ground Floor

Main area: approx. 54.6 sq. metres (588.1 sq. feet)
Plus garage/utility, approx. 14.2 sq. metres (152.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Main area: Approx. 98.2 sq. metres (1057.5 sq. feet)
Plus garage/utility, approx. 14.2 sq. metres (152.5 sq. feet)

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.