



Lilford Drive, Great Sankey Warrington, Cheshire

Three Bedrooms • Desirable Location • New Roof • Freehold Title • Charming Gardens • Modern And Sleek Finishes • Driveway Parking • Garage Available • Integrated Appliances • Ideal Family Home



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this beautifully presented home, a spacious hallway sets the tone for the quality throughout. The elegant front living room features a stunning bay window, filling the space with natural light and creating a warm, inviting atmosphere.

A second reception room offers excellent versatility as an additional living or entertaining space, with sliding patio doors opening directly onto the rear garden.

To the rear is the contemporary kitchen, finished to an exceptional standard with sleek cabinetry, under-cabinet lighting, generous worktop space and integrated appliances, including a dishwasher and brand-new oven.

The ground floor is further enhanced by useful under-stair storage, adding practicality to this thoughtfully planned home. The boiler is 2 years old and serviced annually.

The first floor is home to an outstanding family bathroom, recently renovated with comfort and convenience in mind.



This impressive wet room features underfloor heating, extending to the integrated shower seat, alongside a premium Toto self-cleaning toilet for added luxury. Stylish and accessible, the space is perfectly suited to residents and guests alike.

Three well-proportioned bedrooms complete the first floor, with bedrooms one and two benefiting from fitted wardrobes and cleverly designed internal storage, maximising space while maintaining a sleek finish. The home also benefits from a boarded loft with lighting.

GARDEN

The generous rear garden features an Indian sandstone patio, lawn and a detached garage with electricity. A versatile summer house, currently used as a bar, offers potential as a home office, gym or hobby room, while the driveway provides parking for up to four vehicles.



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: C





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

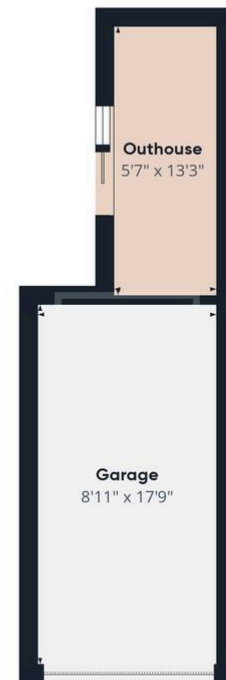
Email: Office @ MarkAntonyEstates.com



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1088 ft²

(1) Excluding balconies and terraces

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.



Warrington's Highest Rated Agent

allAgents
.co.uk