



Grange Farm Close, Great Sankey Warrington

Three Bedrooms • Freehold Title • Sought After Location • Driveway Parking • Garage • Integrated Appliances
• Charming Garden • Spacious Interiors • Close To Local Amenities • Ideal Family Home



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this delightful home, you are welcomed directly into the spacious living room, a bright and inviting space bathed in natural light with a dedicated dining area. Whether relaxing after a long day or entertaining family and friends, this versatile room provides the perfect setting.

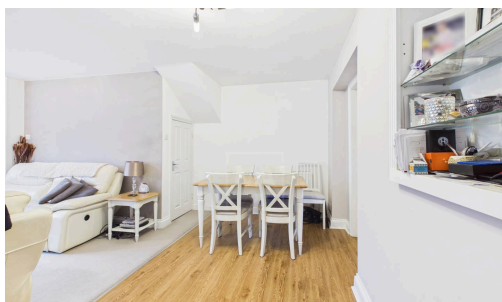
Continuing through the home, you will find the well-appointed kitchen, offering ample worktop space and integrated appliances, making meal preparation both practical and enjoyable. The property also benefits from a convenient downstairs WC, adding further practicality to everyday living. An integrated garage with an internal door and separate laundry area provide valuable additional storage and functionality.

Ascending to the first floor, you will discover three well-proportioned bedrooms, each offering comfortable accommodation. These are all served by a modern three-piece family bathroom with heated flooring, completing this charming and thoughtfully designed home.



GARDEN

To the rear of the property lies a charming and well-maintained garden, providing the perfect setting for enjoying the summer sunshine, entertaining guests, or hosting family gatherings. Further enhancing its appeal, the property benefits from a private driveway, offering convenient off-road parking and added peace of mind.

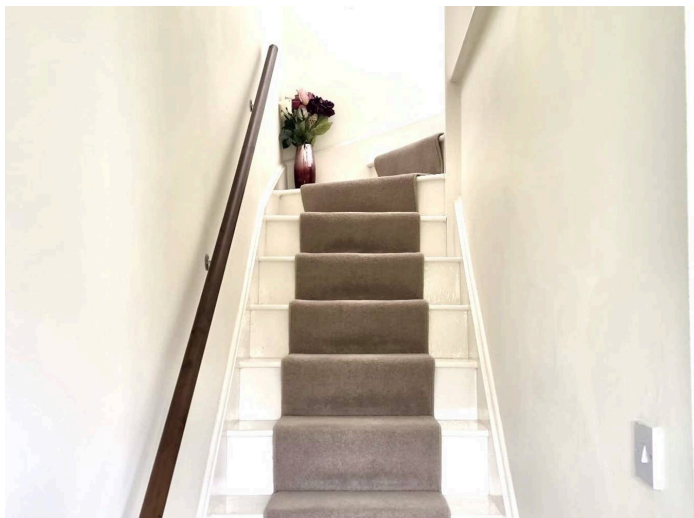


LOCATION

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





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Approximate total area⁽¹⁾
1011 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.



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