





Romeo Grove, Great Sankey

Warrington

Three Bedrooms • Driveway Parking • Freehold Title • Close To Local Amenities • Light And Airy • Charming Garden • Ideal Family Home • Spacious Living • Modern Interiors • Close To Local Schools

Mark Antony

SALES & LETTING AGENTS

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INTERIOR

As you step into this delightful home, you are welcomed by a bright hallway that provides access to the beautifully presented accommodation beyond. The first room you encounter is the conveniently located downstairs WC, adding practicality to this thoughtfully designed home. Following the natural flow of the property, you are led into the spacious living room, bathed in natural light and offering an inviting space to relax, unwind, and spend quality time with loved ones.

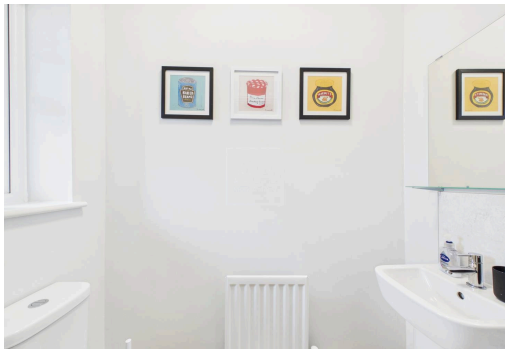
To the rear of the property lies the impressive open-plan kitchen and dining area. The kitchen boasts sleek, modern finishes and ample worktop space, making it perfect for preparing home-cooked meals. The dining area is perfectly positioned beside double doors that open onto the garden, effortlessly blending indoor and outdoor living while creating an ideal setting for entertaining family and friends.

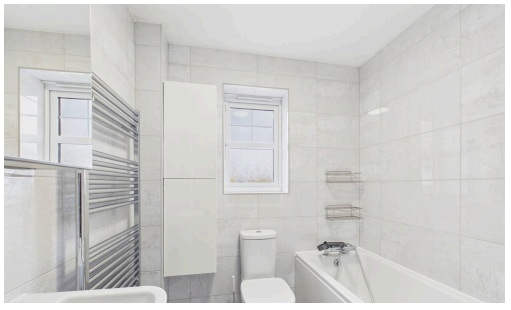


Ascending to the first floor, you will find three well-proportioned bedrooms, including a generous principal suite complete with its own en-suite shower room, creating a private retreat. Completing the accommodation is a stylish three-piece family bathroom, serving the remaining bedrooms with ease.

GARDEN

To the rear of the property is a generous and beautifully maintained garden, complete with a charming pergola and ample space for outdoor entertaining, family gatherings, and relaxing in the warm summer sunshine. Further enhancing the appeal of this home is a private driveway, providing 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: B





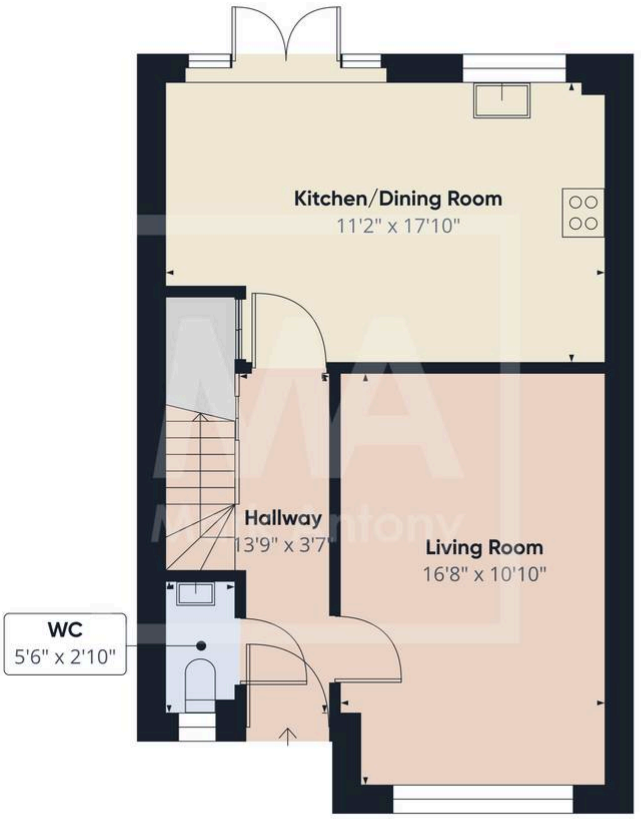






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The Property Ombudsman
safeagent



Ground Floor



Floor 1



Approximate total area(1)
911 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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