





Fernworthy, Great Sankey

Warrington,Cheshire

No Onward Chain • Freehold Title • Integral Garage with EV Charging • Driveway Parking For Multiple Vehicles • Four Great Sized Bedrooms • Two Bathrooms and a WC • Open Plan Kitchen/Diner • Sought- After Location • Close To Amenities • Solar Panels With Battery Backup

MA Mark Antony

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR:

Situated in the popular residential area of Great Sankey, this fantastic four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Entry to the property is granted via the hallway, providing access to all areas of this home. To the front of the property sits a spacious bay fronted lounge filled with natural light creating the perfect environment for family evenings and relaxation. Following the natural flow of the home, you will then find the main living space situated to the rear. The real heart of this home is the impressive open-plan kitchen and dining space, beautifully designed for modern family dining. Spacious and contemporary, it features stylish fitted units, integrated appliances and plenty of room to entertain, with lovely views across the rear garden and convenient access through to the utility room keeping the main space clutter free! The ground floor concludes with a handy WC for added convenience and direct access into a integral garage.

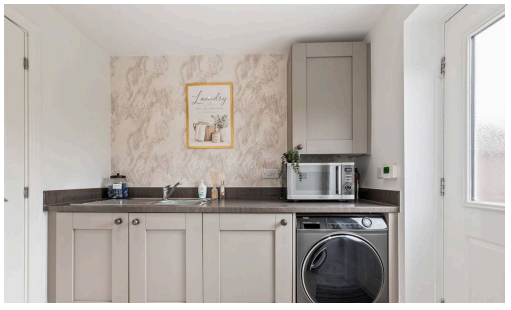


Ascending the staircase to the first floor, you will find four well-proportioned bedrooms and two bathrooms. Bedroom One is positioned to the front of the property and features a beautiful arched window, allowing plenty of natural light to flood the room. Generously sized, it also benefits from fitted wardrobes and a private en-suite, adding a touch of luxury. Bedroom Two also enjoys built-in wardrobes, while Bedroom Three is a comfortable double. Bedroom Four offers flexibility as a spacious single bedroom or ideal home office. Completing the first floor is a modern family bathroom.

GARDEN:

To the rear of the property you will find a large, beautifully maintained garden featuring lush lawns, perfect for relaxing, entertaining and family activities. Attractive paving stones provide a practical seating and patio area, complemented by a luxurious hot tub, creating an ideal space for outdoor enjoyment, summer gatherings and peaceful evenings in a private setting.





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: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B





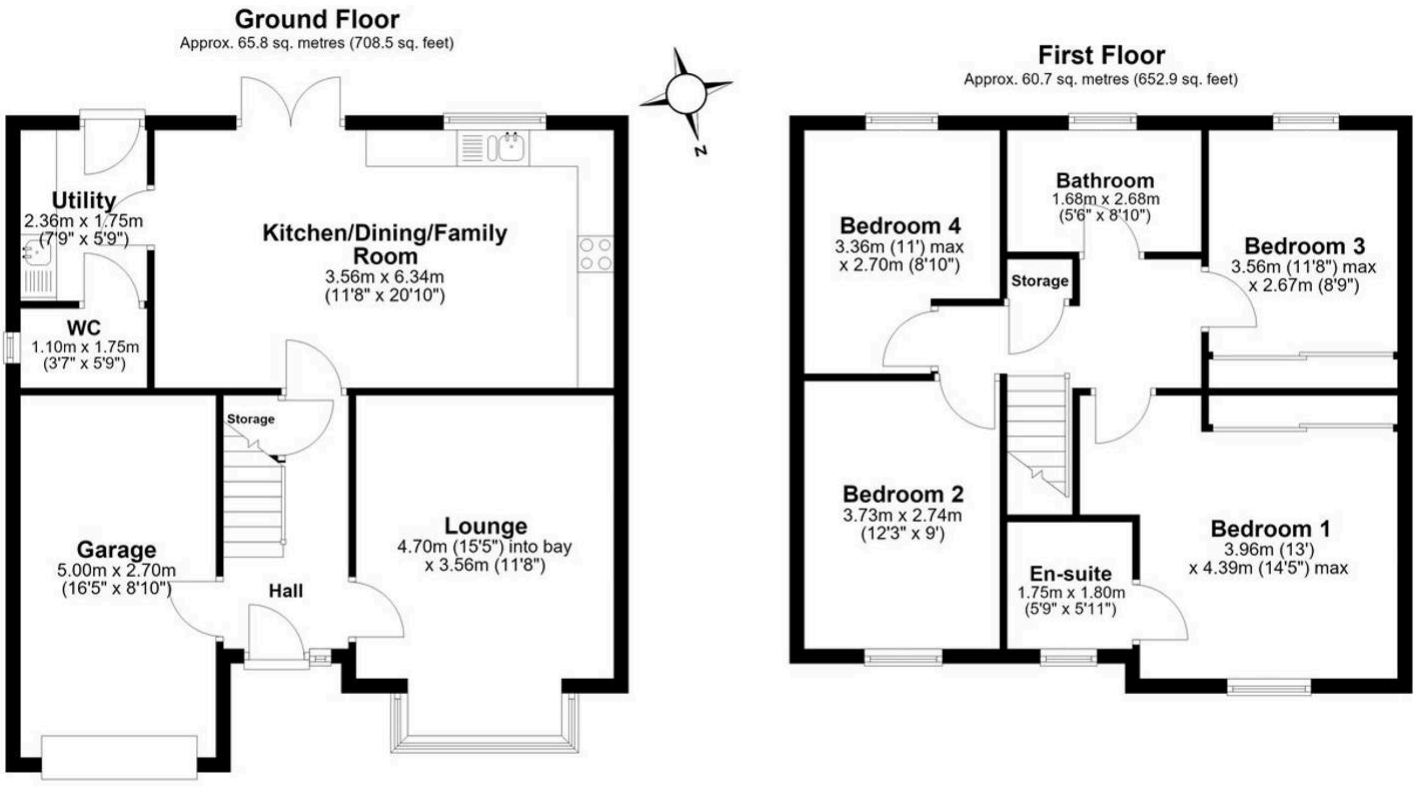






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The Property Ombudsman
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Total area: approx. 126.5 sq. metres (1361.5 sq. feet)

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.

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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