



## Watergrove Crescent, Great Sankey Warrington

Detached Property • Family Home • Four Bedrooms • Cosy Lounge • Open Plan Living • Sleek and Modern Kitchen • Integrated Appliances • Garage • Driveway Parking • Fabulous Location



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR

Upon entering this welcoming family home, you are greeted by a bright and airy hallway that provides easy access to all areas of the ground floor. The heart of the home is the spacious open-plan living area, perfectly designed for modern family life, seamlessly connecting a living area, dining space, and a stylish, contemporary kitchen. The kitchen has been thoughtfully designed, featuring integrated appliances, contemporary finishes, and patio doors that open directly onto the garden.

For quieter moments, the separate lounge offers a peaceful retreat, perfect for relaxing in comfort. There is also an additional room provides excellent flexibility as a home office, playroom, or homework space. The ground floor is completed by a practical utility room and a convenient WC, essential for busy family living.

On the first floor, the property boasts four bedrooms, providing plenty of space for a growing family. The main bedroom benefits from a modern En-suite and built-in wardrobes. A beautifully appointed family bathroom serves the remaining bedrooms, offering both a bath and a walk-in shower, completing a home



## GARDEN

To the rear of the property is a generously sized garden, mainly laid to lawn, with a raised decking area at the far end, an ideal outdoor space for entertaining family and friends during the summer months. To the front, the property benefits from a garage and driveway parking for multiple vehicles.



## LOCATION

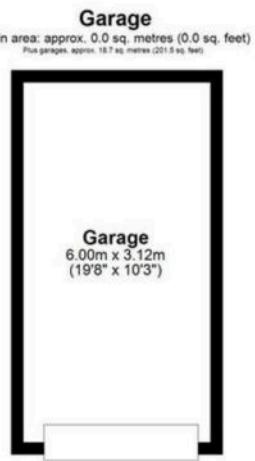
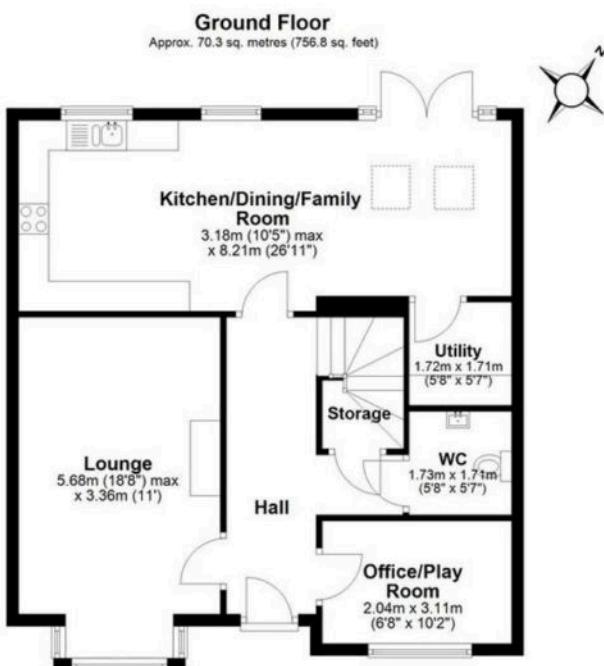
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B







Main area: Approx. 128.5 sq. metres (1383.1 sq. feet)  
 Plus garages, approx. 18.7 sq. metres (201.5 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.

