



Blue Lake Gardens, Great Sankey

Spacious Bedroom • Modern Décor Throughout • Balcony • Sought-After Location • Close To Amenities • Open Plan Kitchen/Lounge • Driveway Parking • Bright and Airy • Move In Ready • Semi Detached Home



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR:

Now available to view, we proudly welcome this stylish one-bedroom property to the market! This charming home offers a modern layout designed for comfortable, contemporary living. Finished to a high standard throughout, this property radiates the 'move-in-ready' feel. The ground floor is home to a spacious master bedroom with built-in wardrobes and a modern three-piece family bathroom. The upper level is dedicated to everyday living, with a sleek, modern kitchen that is both practical and elegant, seamlessly flowing into a spacious lounge area. This open-plan space is ideal for relaxing or entertaining, benefiting from excellent natural light and a well-considered layout. With its thoughtful split-level arrangement and modern finish throughout, this property is well-suited to professionals, first time buyers, or anyone seeking a unique and well-presented home.



GARDEN:

This property is enhanced by lush greenery to the front and side, creating a peaceful setting. On the first floor, a charming balcony provides a private space to enjoy morning coffee or unwind in the evening sunshine.



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: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C







Approximate total area⁽¹⁾

436 ft³

Balconies and terraces

$$109 \text{ ft}^3$$

(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 representations of fact.



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