



33 Lakenheath Crescent, Great Sankey

£240,000 Freehold

Discount To Market Scheme • Three Bedrooms • Private Parking • Sought After Location • Tastefully Finished • En Suite Bathroom • Close To Local Amenities • Three Storey • Generous Garden • Modern Finishes



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Upon entering this property you are greeted by a welcoming hallway leading through to the lounge. Tastefully finished with wooden flooring and front aspect window making the space bright and airy along with an adjacent spacious kitchen-diner that boasts sleek cabinets, integrated appliances, and generous dining space for evening meals. The kitchen is set to the rear of the property and provides charming views of the rear garden. Leading off the kitchen area you will find a handy WC, and elegant French doors leading to the garden add practicality and charm.

The first floor offers a generous landing space, with two good sized bedrooms both flooded with natural light and with the second bedroom having access to built in storage. Both bedrooms have access to a modern three piece bathroom suite. The top floor is a true show stopper of this home, the master suite is a generous size and again follows suit of the home with plenty of natural light. The room also benefits from built in wardrobes as well as it's own three piece En Suite, offering a touch of luxury as well as being perfect for unwinding.



EXTERIOR

The rear garden is a low maintenance blend of patio and lawn, perfect for indoor-outdoor entertaining with it's private positioning within the estate. To the front, the property offers allocated parking as well as side access to the garden.

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.



Council Tax band: C

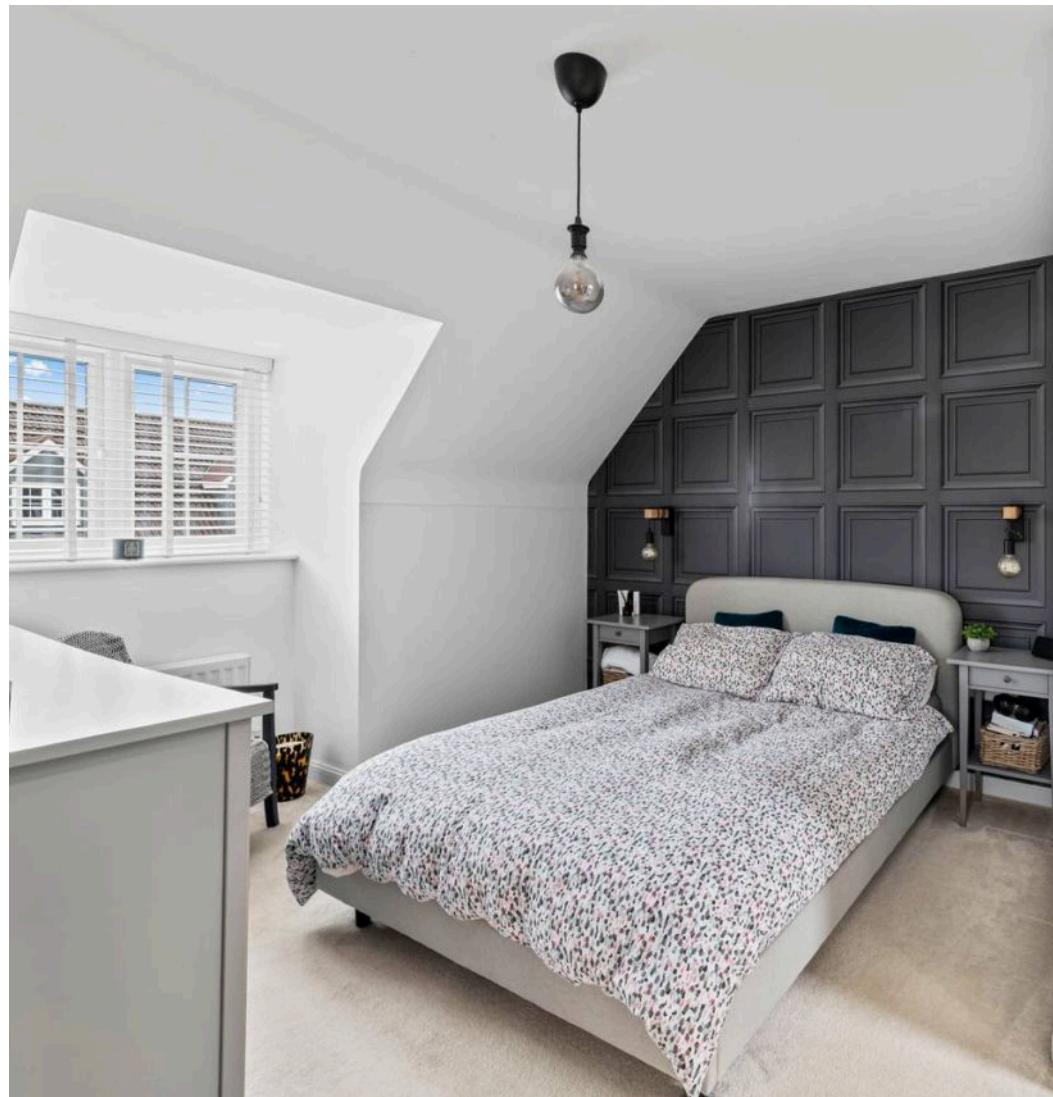
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

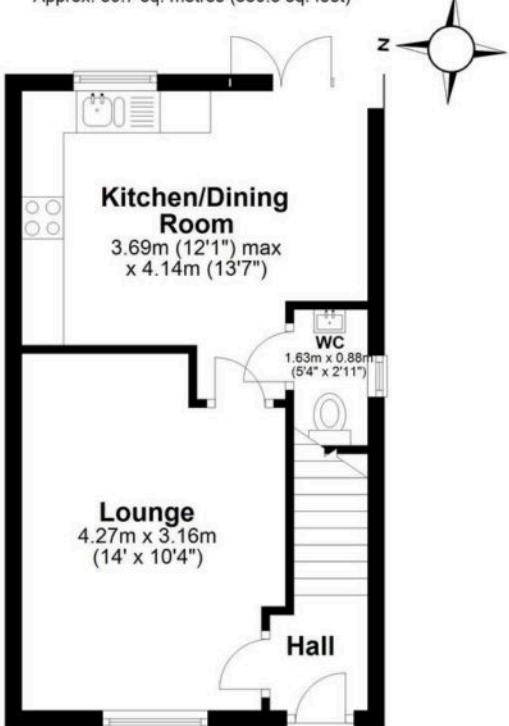
Disclaimer – This property is sold at 80% of the value and is only available to first time buyers





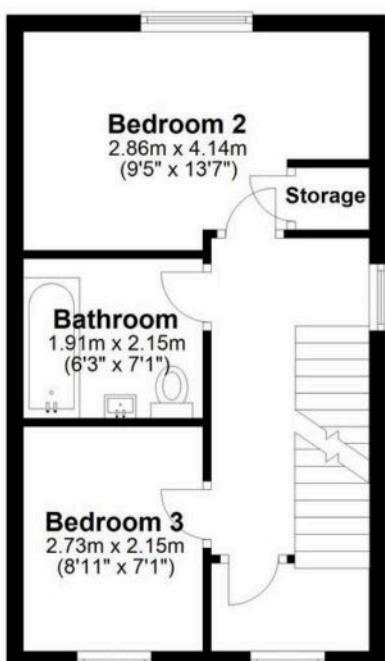
Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



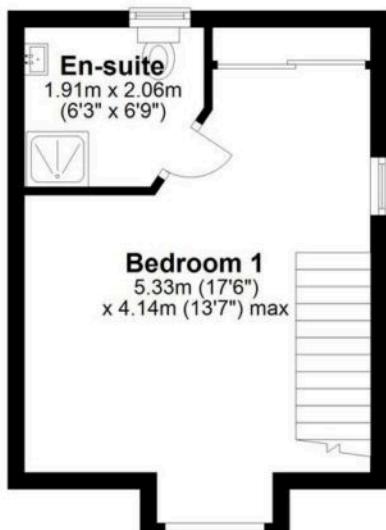
First Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 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.

