

## Virginia Gardens, Great Sankey

Four Bedrooms • Detached Family Home • Three Bathrooms • Move In Ready • Double Garage • Driveway Parking • Three Reception Rooms • Bright and Airy • Close To Amenities • Close To Schools



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR:

This stunning four-bedroom detached home is located in the highly sought-after area of Great Sankey and offers stylish, modern living throughout. Finished to a high standard, the property boasts a bright, spacious interior with contemporary décor, sleek fittings, and a real sense of quality throughout. Entry to the property is via a welcoming hallway, which provides access to all areas of the home. The ground floor boasts three well-proportioned reception rooms, offering versatile and flexible living space for the whole family. To the rear of the property is a spacious lounge, enhanced by a charming bay window that floods the room with natural light while offering delightful views over the rear garden. Adjacent to the lounge, you will find a sleek, contemporary kitchen with high-gloss units, integrated appliances and a central island with breakfast seating. Recessed lighting and neutral tiling create a bright, airy feel, while large patio doors flood the space with natural light and open directly onto the garden, perfect for modern family living and entertaining guests.



## INTERIOR:

As you ascend the staircase to the first floor, you will find four well-proportioned bedrooms, two of which benefit from stylish private en-suite facilities, adding a touch of luxury and convenience. The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard and ideal for modern family living.

## GARDEN:

To the rear of the property is a spacious yet low-maintenance garden, featuring a generous paved area ideal for al-fresco dining and outdoor entertaining, alongside a neatly maintained lawn. Mature trees and well-established borders provide privacy and a pleasant outlook, making this an ideal space to relax and unwind during the summer months.



## 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.

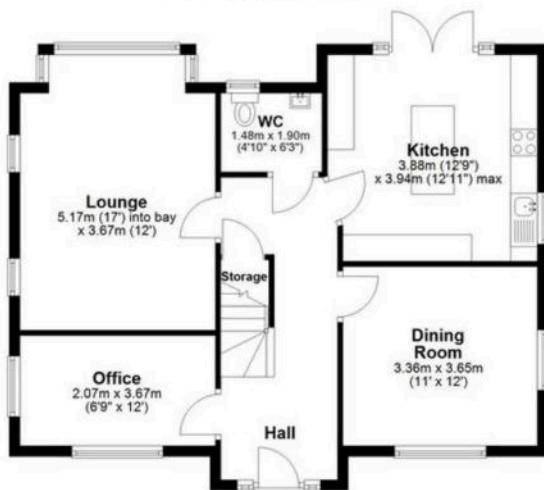
## GENERAL INFORMATION:

- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





**Ground Floor**  
 Approx. 70.4 sq. metres (757.4 sq. feet)



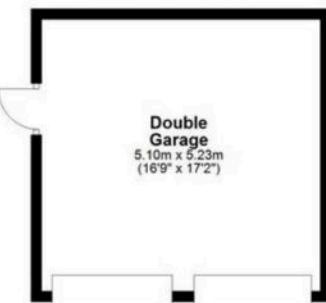
**First Floor**  
 Approx. 65.8 sq. metres (708.5 sq. feet)



**Double Garage**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages: approx. 26.7 sq. metres (287.1 sq. feet)



Main area: Approx. 136.2 sq. metres (1465.9 sq. feet)

Plus garages, approx. 26.7 sq. metres (287.1 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.