



Brook Drive, Great Sankey Warrington, Cheshire

Semi Detached • Open Plan • Generous South Facing Garden • Modern Kitchen • Freehold Title • Three Bedrooms • Close To Local Amenities • Private Driveway • Excellent Location • Move In Ready



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entrance to the property is via a welcoming porch which leads into a bright and airy hallway, setting the tone for the rest of the home. From here, you are welcomed into the extended open-plan living and dining area, featuring elegant herringbone flooring throughout.

The lounge area is centred around a charming log burner, creating a warm and cosy focal point, while the dining area is a versatile space enhanced by fitted skylights and bi-fold doors opening onto the garden—ideal for seamless indoor-outdoor entertaining. Adjacent to the hallway is a modern kitchen, well-appointed with a range of integrated appliances, ample worktop space, and plentiful cabinetry.

The ground floor also benefits from a convenient W.C., adding to the home's practicality.



Upstairs, the property offers three well-proportioned bedrooms, each enjoying an abundance of natural light. Bedroom two further benefits from built-in storage. Completing the first floor is a stylish three-piece family bathroom suite, providing a relaxing and contemporary space to unwind.

EXTERIOR

The rear garden is a well-proportioned and private South Facing outdoor space, ideal for both relaxing and family living. Mainly laid to lawn, the garden provides plenty of room for children to play while being bordered by a variety of mature shrubs, trees and established planting that add colour, character and a good degree of privacy throughout the year. Directly accessed from the bi-fold doors, the garden offers an excellent setting for outdoor dining and entertaining, seamlessly connecting the indoor living space. To the front, the property benefits from ample off road parking.



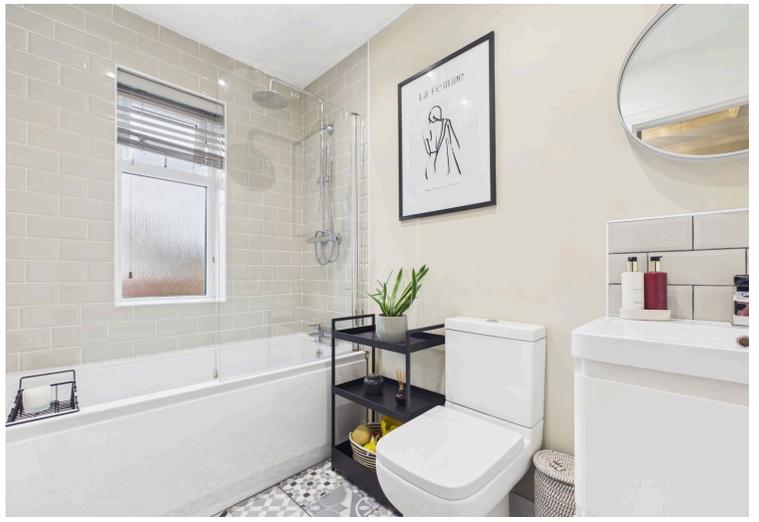
LOCATION

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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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