



Brook Drive, Great Sankey Warrington

Three Bedrooms • Spacious Living • Large Garden • Sought After Location • Driveway Parking • Open Plan Living • Modern Kitchen • Beautifully Presented • Close To Local Amenities • Close To Local Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming property, you are welcomed by a spacious hallway that sets the tone for the delightful home beyond. The first room you encounter is the living room, beautifully illuminated by natural light and offering an inviting space for family relaxation and quality time together.

Flowing seamlessly from the living room is the open-plan dining room—an ideal setting for enjoying warm, home-cooked meals in comfort. Continuing through the ground floor, you will find the modern kitchen, complete with a large window that enhances the bright and airy atmosphere, as well as ample workspace for creating your favourite dishes.

Ascending to the first floor, you will discover three generously sized bedrooms. The master bedroom features built-in wardrobes, providing both convenience and a peaceful retreat. The additional two bedrooms offer excellent space for rest and unwinding after a busy day. Completing the upper floor are the WC and bathroom, thoughtfully positioned side by side yet separately enclosed to help keep family life running smoothly.



GARDEN

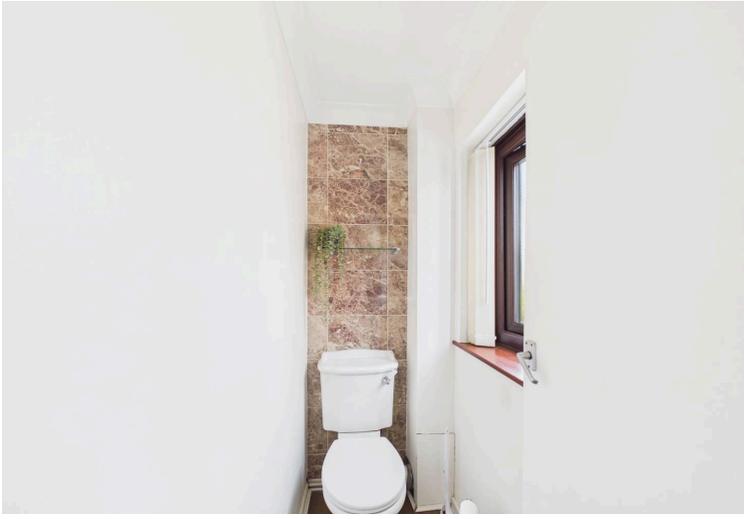
To the rear of the property, a delightful outdoor area enhances the home's overall appeal. Featuring a perfect blend of patio space and lush greenery, the garden is ideal for family gatherings, relaxing outdoors, and making the most of the summer months. Additional benefits include a garage providing valuable extra storage, while a driveway to the front offers convenient and reassuring 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.

GENERAL INFORMATION

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





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Approximate total area⁽¹⁾
1002 ft²

(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 representation of fact.



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