



Houston Gardens, Great Sankey

Leasehold

Top Floor Apartment • Allocated Parking • Investment Opportunity • Three Bedroom Apartment • En Suite • Two Double Bedrooms • Seperate Kitchen Area • Ample Storage • First Time Buyers • Transport Links



Mark Antony
SALES & LETTING AGENTS



PROPERTY DESCRIPTION

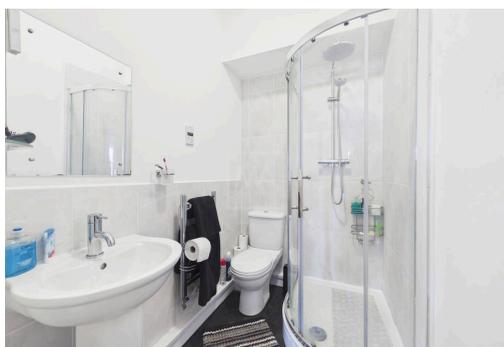
This beautifully presented three-bedroom top floor apartment offers an impressive amount of space throughout, creating a bright and comfortable home perfect for investors or first time buyers. Positioned at the top of a well-kept development, the apartment enjoys an elevated, private feel with generous room sizes and a modern layout. Upon entering, you are welcomed into a spacious hallway that leads to a large open-plan living and dining area. This room is filled with natural light and provides plenty of space for both relaxation and entertaining. The adjoining kitchen is well arranged with ample storage and worktop space, making it practical for everyday use. All three bedrooms are well proportioned, offering flexibility for family living, guests, or home-working. The master bedroom benefits from its own en suite shower room, adding extra convenience and privacy. The main bathroom is finished in a modern style, complementing the overall feel of the property.



As you reach the upper floor, you are welcomed by the second bedroom, a generously sized room filled with natural light thanks to the charming skylight above. This level also benefits from a useful storage area, providing a practical solution for keeping belongings neatly tucked away. The third bedroom offers a versatile space that works perfectly as a home office, study, or quiet creative corner.

The apartment also includes allocated parking, ensuring ease and security for residents, with further visitor parking available within the development. Excellent transport links are close by, providing easy access to bus routes, major road connections, and nearby train stations – ideal for commuters or those needing convenient travel options.

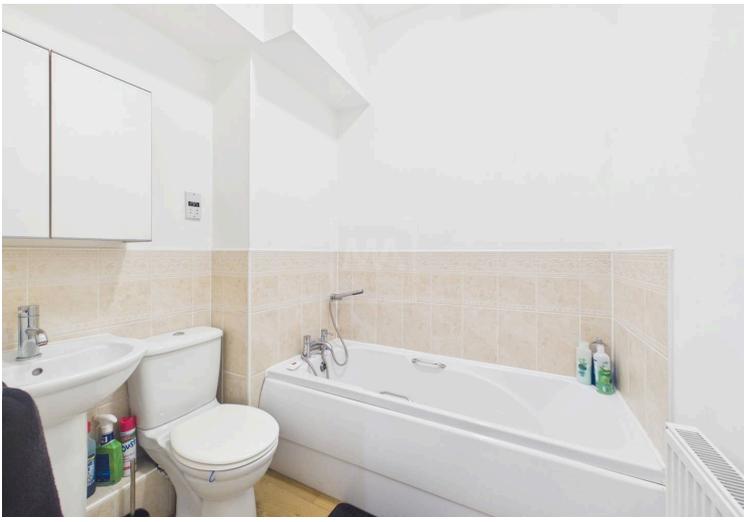
Located in a desirable area with a range of local amenities, shops, and leisure facilities nearby, this spacious top floor apartment combines comfort, practicality, and excellent connectivity in one impressive package.



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: Leasehold
- › 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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