



Vine Crescent, Great Sankey Warrington

- Semi Detached Home • Three Bedrooms • Perfect for Growing Families • Gorgeous Interior
- Finished to a High Standard • Open Plan Living • Stunning Garden • EV Charger
- Driveway Parking • Desirable Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entry into this stunning home is via a welcoming hallway that immediately sets the tone for the rest of the property. Finished to a high standard throughout, the house boasts a gorgeous interior, including a thoughtfully designed lounge positioned at the front. The lounge features a striking media wall and a beautiful window that allows natural light to flood the room. Following the natural flow of the home, you'll find the heart of the property: an open-plan kitchen and dining area. The modern kitchen is fitted with sleek worktops, high-quality appliances, and an ideal central island, completing the space perfectly. The dining area benefits from fitted skylights and patio doors that open out onto the garden. Additionally, there is a utility room and a convenient WC. Upstairs, the quality continues. The first floor comprises three well-proportioned, beautifully presented bedrooms, all of which offer built-in wardrobes/storage. The contemporary family bathroom features elegant fixtures and has been finished to an excellent standard.



GARDEN

Externally, the property is equally impressive. The stunning garden has been meticulously landscaped to create a tranquil setting, ideal for relaxation and outdoor entertaining. It offers a combination of lawn and patio areas, while secure fencing ensures a private and peaceful retreat. To the front, the driveway provides ample off-road parking, along with convenient side access to the rear garden and an EV charge point. This exceptional outdoor space perfectly complements the interior, making the home an ideal choice for families seeking both comfort and lifestyle.



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: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: F





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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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