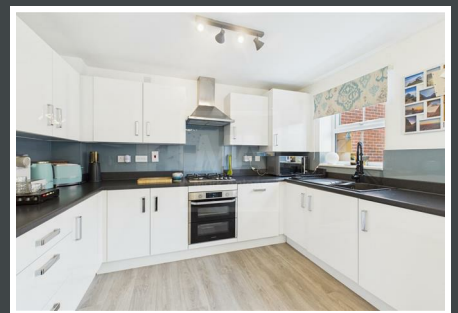




# Rose Creek Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Bright and Airy
- Two Bathrooms
- Close to Amenities
- Separate Study Area
- Driveway Parking
- Neutral Décor
- Sought-After Location
- Private Garden
- Close To Warrington West

## INTERIOR

Conveniently located in desirable location of Great Sankey, this stylish three-bedroom semi-detached home offers the perfect blend of contemporary living and comfort. Well presented throughout, the property boasts modern bathrooms, a stylish, well-appointed kitchen, a large living space, secluded study room, and neutral décor ready for you to make your own! The living room is situated at the front of the property, filled with natural light that seamlessly flows from the beautiful bay window. Adjacent to this space, you will find an attractive open-plan kitchen and dining space with charming views and easy access to the rear garden. As you ascend the staircase, you will find three great sized bedrooms and the main family bathroom. The master bedrooms features a generous En-suite for added luxury, whilst bedroom two tempts you with a large built-in wardrobe. Located close to top-rated schools, convenient transport links, and green spaces, this property is perfect for families or professionals looking to settle into a desirable neighbourhood.

## EXTERIOR

To the rear of the property you will find a stylish garden, with a well-maintained lawn, flower beds, paved patio area, and fences for privacy. You can access the detached garage from a side door in the garden, as well as disappear away into the separate and secluded study space, perfect as an office, workshop or playroom.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1Gbps (Via Virgin Media)



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** C

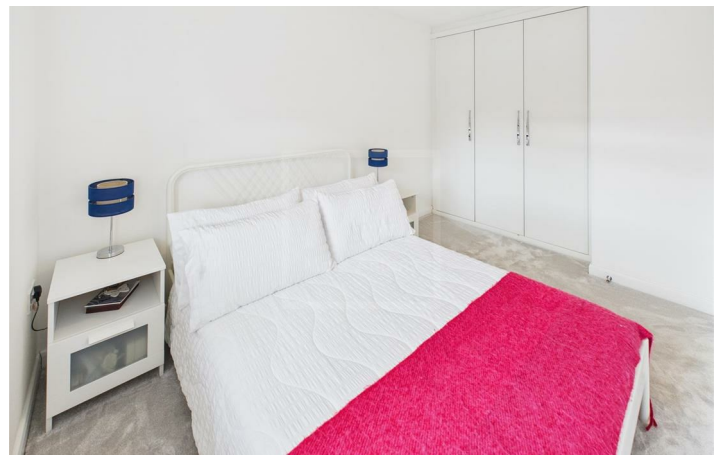
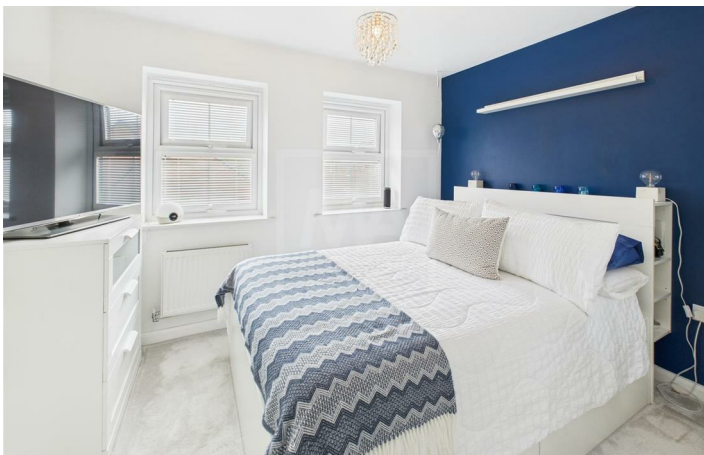
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

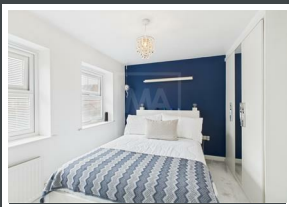
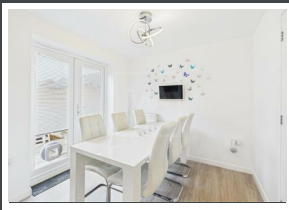
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

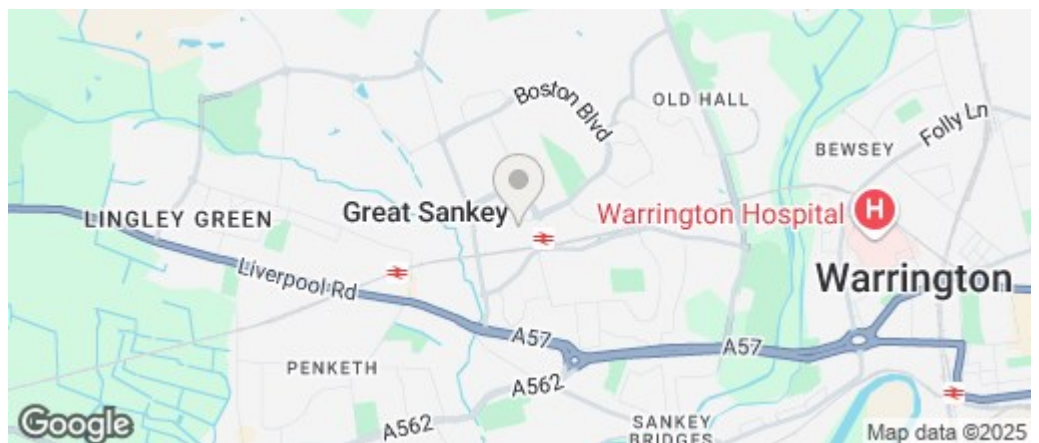


Approximate total area<sup>(1)</sup>  
896 ft<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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