



Ketteringham Drive, Great Sankey Warrington

No Onward Chain • Freehold Title • High Specification Throughout • Quality Carpet and Flooring • Versatile Reception Rooms • Smart Controlled Dual Heating System • Low Maintenance Garden • Five Bedrooms – Four Double and One Single • Option For One Level Living • Three Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

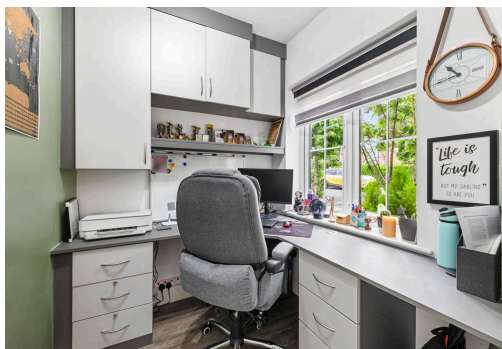
Upon entering the property, you are welcomed into an impressive extended entrance hallway. The extension has created an abundance of fitted storage cupboards, providing the perfect solution for a mess free entrance. To the right of the hallway is a well appointed home office, providing a versatile and private space ideal for home working. Opposite, the elegant lounge offers a welcoming retreat, beautifully proportioned and thoughtfully designed for both relaxation and entertaining. A striking bay window serves as a focal point of the room, flooding the space with natural light and enhancing the bright, airy atmosphere. The heart of the property is an outstanding, newly fitted open-plan kitchen and dining area, beautifully designed to combine style and functionality with the property having undergone internal renovations throughout. Featuring premium quartz worktops, sleek contemporary cabinetry, and a range of high-quality integrated appliances. Further enhancing its appeal is a cleverly concealed pantry, providing additional storage, alongside a separate utility room.



Beyond the kitchen, a beautifully designed family room provides a wonderful additional living space, flooded with natural light from the impressive roof lantern and large windows overlooking the garden. Sliding doors lead through to the converted garage, currently utilised as Bedroom Five, while a contemporary ground floor shower room completes the accommodation. Upstairs, you will find four bedrooms and two further bathrooms. Bedroom One acts as the master suite and boasts customised fitted wardrobes and a private en-suite. Bedrooms Two and Three act as double rooms. The final bedroom is perfect for an additional workspace or nursery. The property concludes with a modern family bathroom.

GARDEN:

To the rear, a private and well-maintained outdoor space, featuring a generous lawn bordered by established planting beds that provide charming colours all year round.

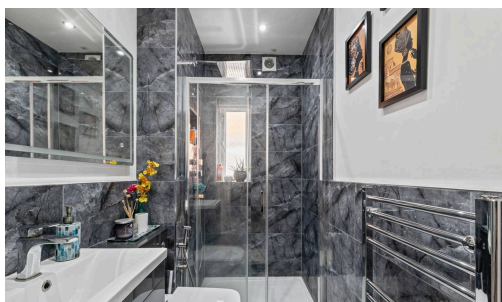


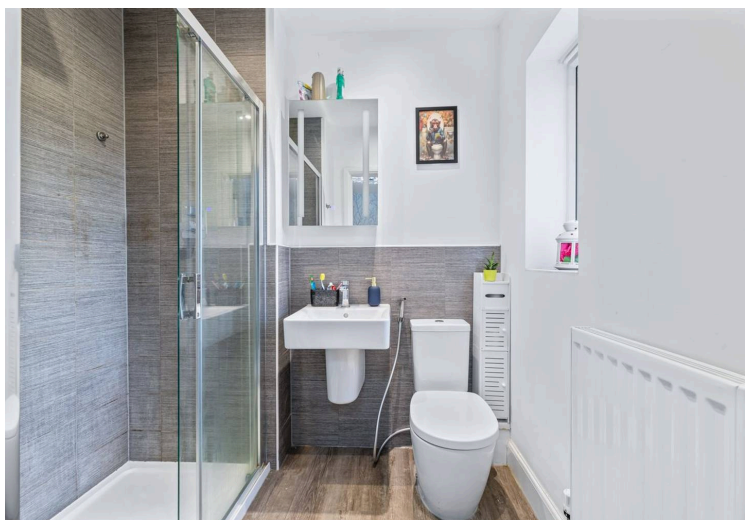
LOCATION:

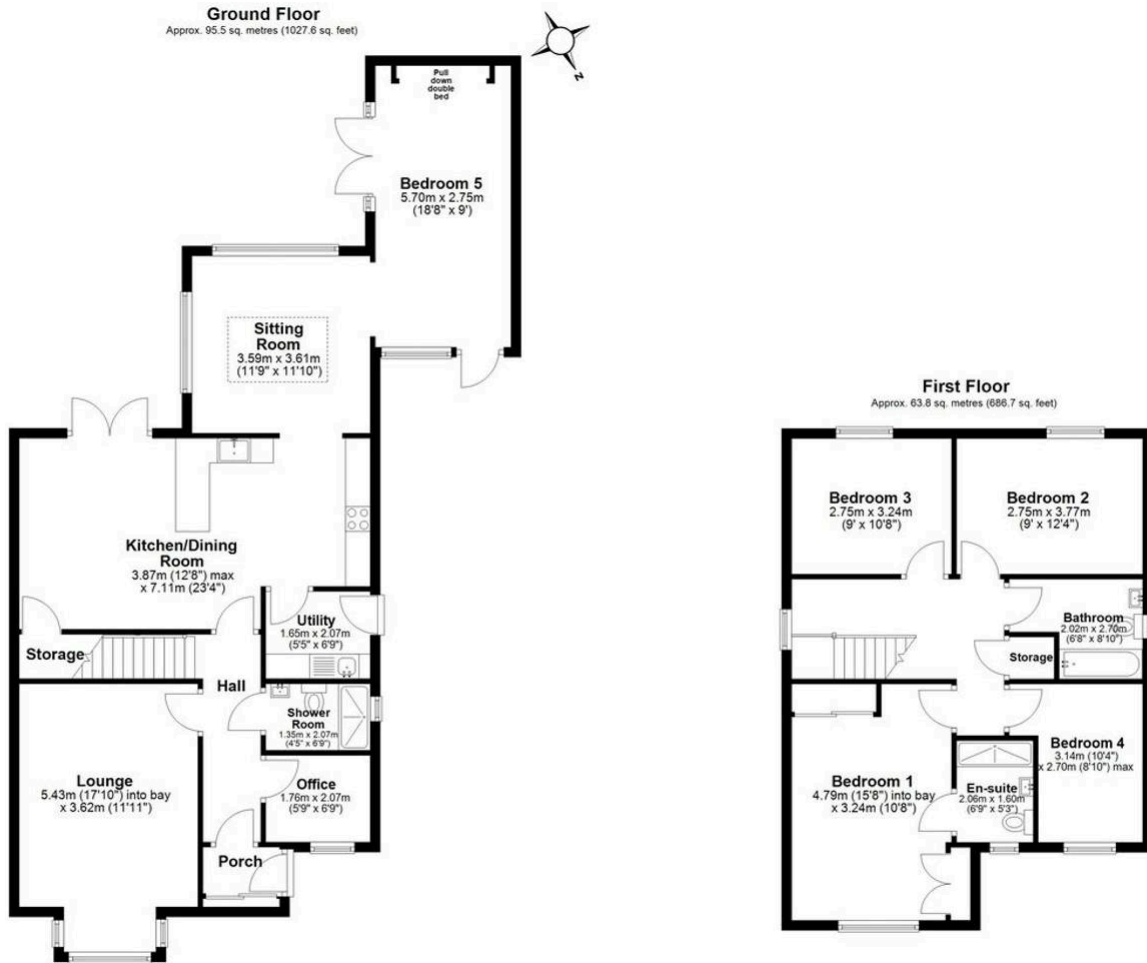
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. 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: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B







Total area: approx. 159.3 sq. metres (1714.3 sq. feet)

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.

