



Lexington Walk, Washington Drive, Great Sankey Warrington, Cheshire

Four Bedrooms • Three Storey Living • Garage • Desirable Location • Close To Local Amenities • Ideal Family Home • Freehold Title • Parking Available • Spacious Living • Charming Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This well-proportioned property provides an excellent blend of living and sleeping accommodation, making it ideal for families, professionals or those seeking adaptable space to suit a variety of lifestyles.

The ground floor welcomes you with an entrance hallway leading to a utility room, family bathroom and a versatile **reception room which can comfortably serve as a fourth bedroom**, guest suite or home office.

To the rear, a further living room enjoys direct access onto a generous private terrace, creating the perfect space for entertaining and outdoor dining.

The first floor is dedicated to the principal living accommodation, featuring an impressive lounge with ample space for both seating and dining, alongside a well-appointed kitchen fitted with a range of units and work surfaces.



To the second floor are two well-proportioned double bedrooms, including an excellent principal bedroom. Bedroom Two benefits from access to a private balcony, while two bathrooms serve this level, enhancing both convenience and practicality.

GARDEN

Externally, the property is further enhanced by a large terrace and private balcony, providing valuable outdoor space. There is also parking to the rear with a garage adding additional storage space.



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





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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1267 ft²

Balconies and terraces
243 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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