



Hornchurch Drive, Great Sankey Warrington, Cheshire

Detached • Four Bedrooms • Modern Interior • Generous Garden • Two Bathrooms And W.C • Excellent Location • Driveway and Integrated Garage • Close To Local Amenities • Two Reception Rooms • Move In Ready



Mark Antony
SALES & LETTING AGENTS



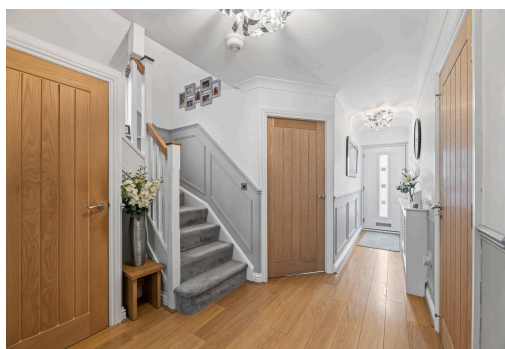
INTERIOR

Step into this property through a bright and airy hallway that immediately sets the tone for the rest of the home. The ground floor boasts a spacious lounge, complete with a fitted log burner creating a cosy focal point, while French doors open out onto the garden – perfect for seamless indoor-outdoor living. There is also a versatile second reception room, currently arranged as a dining room. At the heart of the home is the stylish kitchen, featuring sleek cabinetry offering ample storage, generous worktop space, integrated appliances, and a breakfast bar area ideal for casual dining. Completing the ground floor is a convenient W.C., additional storage space, and internal access to the garage. Upstairs, the property continues to impress with a generous landing leading to four well-proportioned bedrooms, all filled with natural light. The principal bedroom benefits from a modern en-suite bathroom, adding a touch of luxury, while the remaining bedrooms are served by a contemporary three-piece family bathroom. An additional storage space completes the first floor.



EXTERIOR

The rear garden has been thoughtfully landscaped to create a stylish yet low-maintenance outdoor space, ideal for both relaxing and entertaining. A generous paved patio provides ample room for outdoor seating and dining, while the artificial lawn adds a touch of greenery that can be enjoyed all year round. Fully enclosed fencing offers privacy and security, making it perfect for families and social gatherings alike. The garden also benefits from plenty of sunshine throughout the day, creating a bright and inviting setting for outdoor living. To the front, the property benefits from ample parking for multiple cars as well as access to the garage.



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.

GENERAL INFORMATION

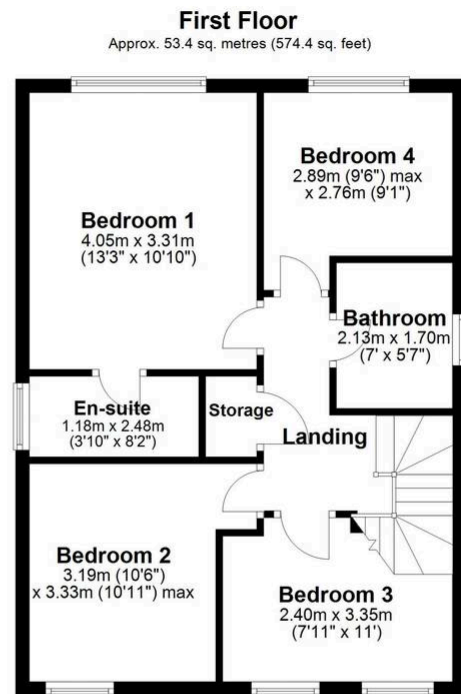
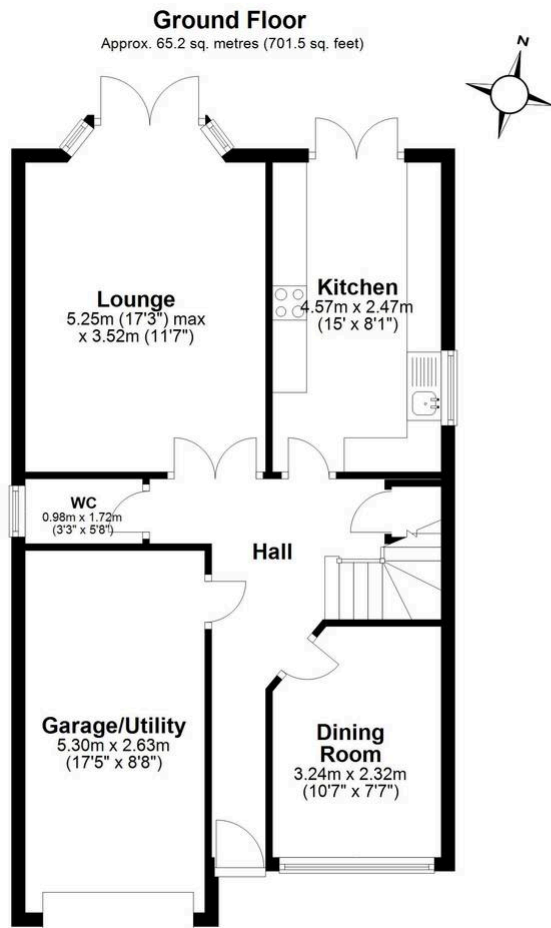
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C







Total area: approx. 118.5 sq. metres (1275.9 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.