NEW-WAY HOMES Limited
Independent Estate And Letting Agents

01925 790555
sales@newwayhomes.co.uk









BROOK DRIVE, GREAT SANKEY, WARRINGTON

£1,350 PCM

Great Opportunity to rental this three-bed semi-detached family home in sought-after Great Sankey location. Offering generous living space, large driveway, garage and enclosed rear garden with patio. Excellent commuter links and local amenities nearby.

- Deposit of £1557
- Family Home
- EPC TBC

A well-proportioned three-bedroom semi-detached family home, offering generous outside space & excellent parking.

Situated in the sought-after area of Great Sankey, Warrington.
The property comprises of entrance hallway, through lounge / dining room with french doors leading to the rear garden. There is a well appointed kitchen with integrated washing machine, Fridge/Freezer and dish washer.
Upstairs there is a master bedroom with fitted wardrobes, 2nd double bedroom, 3rd single bedroom and a family bathroom with a corner bath and separate shower cubicle .
A large driveway provides parking for multiple vehicles with an additional garage.
To the rear there is an enclosed garden which is a private and versatile outdoor space for children, entertaining, or simply enjoying the warmer months.

Location & Commuter Links
Great Sankey is particularly well placed for commuters, with convenient access to the region's major road networks. M62 Junction 7, 8 & 9 are readily accessible, while M6 Junctions 21A and 22 provide excellent connections towards Birmingham and beyond. The property is close to the towns of both Warrington and Widnes and within a short walk of the local amenities.

Education
The area is well served by a selection of highly regarded primary and secondary schools, making this an attractive location for families with school age children.

Summary
Offering a combination of three bedrooms, generous driveway parking, garage, enclosed garden and patio. This is a home that deserves to be viewed to appreciate both the home and area on offer.

Early viewing is highly recommended as this is a very popular area.

Deposit: £1,557
Parking options: Driveway
Garden details: Enclosed Garden, Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains









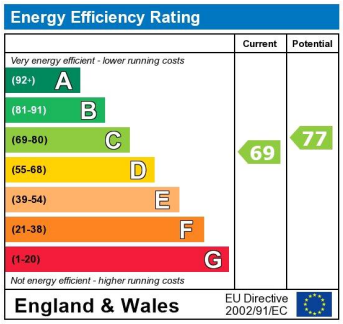












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.