



## 5 Manhattan Gardens, Great Sankey, Warrington

£1,600

Situated in the highly sought-after area of Great Sankey, this well-presented three-bedroom home offers spacious and modern living, ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hallway leading into a bright and generously sized lounge, perfect for both relaxing and entertaining. To the rear, the property benefits from a contemporary kitchen and dining area with ample storage and workspace, providing a practical yet stylish heart of the home. Patio doors offer access to the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom, alongside a modern family bathroom finished in neutral tones.

Externally, the property benefits from a private rear garden, ideal for outdoor dining or family use, as well as a garage and driveway providing convenient off-road parking.

Located close to local amenities, reputable schools, and excellent transport links, including easy access to motorway networks, this property offers both comfort and convenience.

Early viewing is highly recommended to fully appreciate what this home has to offer.

Available 4th May 2026  
DEPOSIT: £1,840  
Council Tax Band E  
12 Months



5 Manhattan Gardens, Great Sankey, Warrington, Cheshire, WA5 8GS



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
105-120 kWh/m <sup>2</sup> (A)	79-82	105-120 g/m <sup>2</sup> (A)	79-82
81-104 kWh/m <sup>2</sup> (B)	73-78	81-104 g/m <sup>2</sup> (B)	73-78
62-80 kWh/m <sup>2</sup> (C)	69-72	62-80 g/m <sup>2</sup> (C)	69-72
45-61 kWh/m <sup>2</sup> (D)	65-68	45-61 g/m <sup>2</sup> (D)	65-68
29-44 kWh/m <sup>2</sup> (E)	61-64	29-44 g/m <sup>2</sup> (E)	61-64
13-28 kWh/m <sup>2</sup> (F)	57-60	13-28 g/m <sup>2</sup> (F)	57-60
1-12 kWh/m <sup>2</sup> (G)	53-56	1-12 g/m <sup>2</sup> (G)	53-56