



Tunbridge Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Inviting Garden
- Close To Schools
- Driveway Parking
- Near To Amenities
- Four Bedrooms
- Two Bathrooms
- Detached Garage
- Freehold
- Great Motorway Links

DESCRIPTION

An inviting and meticulously maintained, detached family home located in Great Sankey. Showcasing ample living space, a detached garage with driveway parking and a thoughtfully designed garden. Positioned in a family-friendly neighbourhood, this home boasts close proximity to reputable schools, parks, shopping centres, and motorway links, making it an ideal haven for your family.

Upon entry, you are greeted into a warm and welcoming hallway, leading to the generous lounge, featuring an open layout that seamlessly connects the living room to the dining area. The main family rooms are bathed in natural light flooding through the lounge bay window and French doors, opening into the garden. The modern kitchen offers a range of integrated appliances along with an ideally positioned side entrance. Completing the downstairs is the WC and understairs storage space.

To the first floor, bedroom one provides a private retreat for parents, offering an En-suite bathroom. The additional three bedrooms are thoughtfully designed and offer plenty of space for children or guests. These bedrooms share a well-appointed bathroom to cater to the needs of the entire family.

GARDEN

This garden is a true sanctuary for outdoor entertainment and relaxation with a perfect mixture of patio seating and lawn. Surrounded by a range of mature greenery and offering a garden room, this outdoor space is perfect for creating lasting family memories. Mature trees and greenery provide a private setting to the front and there is driveway parking for multiple vehicles along with a detached garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.27m x 3.55m Lounge
- 3.37m x 2.63m Dining Room
- 3.37m x 3.66m Kitchen
- 2.06m x 1.11m WC
- 5.34m x 2.89m Garage

FIRST FLOOR

- Landing
- 3.91m x 3.55m Bedroom One
- 1.38m x 2.52m En-suite
- 3.37m x 2.81m Bedroom Two
- 2.44m x 3.55m Bedroom Three
- 3.06m x 2.74m Bedroom Four
- 1.68m x 2.52m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)



LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Barrow Hall Primary School 10 minute walk
- Great Sankey Neighbourhood Hub 1 mile
- Gemini Retail Park 1 mile
- Warrington West Station 1 mile
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M62
- Manchester Airport 25 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

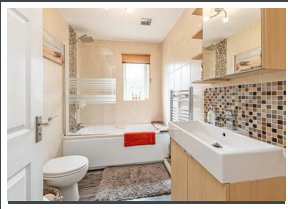
Council Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

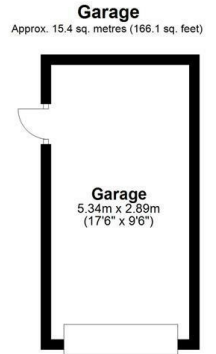
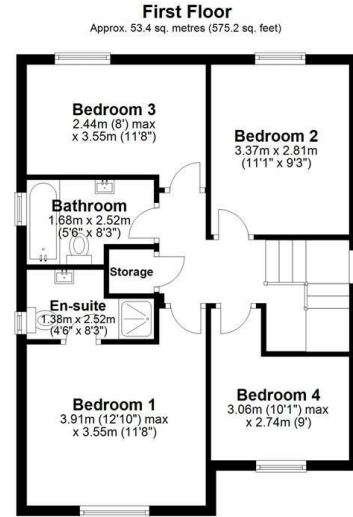
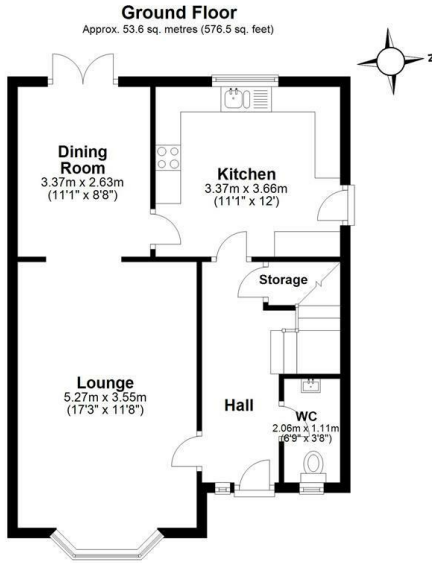
Not included in the asking price. These items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070