



# Woodale Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Sought After Location
- Driveway Parking
- No Onward Chain
- Landscaped Garden
- Cul-de-sac
- Detached
- Four Bed Family Home
- Three Bathrooms
- Double Garage
- Close To Amenities

## DESCRIPTION

Nestled into the sought-after neighbourhood of Great Sankey, you will find this stunning four-bedroom property offering the perfect blend of comfort, style, and convenience. Located in close proximity to local amenities and adjacent to woodlands, this property provides easy transportation to shops and schools - perfect for all of your family commutes.

As you step into the welcoming foyer, you will be greeted by a sense of warmth and tranquillity that flows throughout the entire home. The ground floor features three reception rooms each offering ample living space perfect for family relaxation. The heart of this home is the sleek and modern kitchen, equipped with integrated appliances, ample storage space, and a separate breakfast area with a view of the rear garden. The ground floor also boasts a separate dining room, WC and a convenient office space perfect for home working.

As you ascend the stairs, you will find four large double bedrooms each offering ample space, and neutral décor allowing for easy personalisation. Bedrooms One and Two feature a private en-suite bathroom providing a sense of luxury to this space. The first floor concludes with a modern family bathroom providing all of the necessities for your daily routine.

## GARDEN

Step outside to discover your own private oasis, complete with a spacious patio area, professionally landscaped lawn and a waterfall feature. Whether you're hosting summer barbecues or simply enjoying a morning coffee in the fresh air, this outdoor space is sure to delight.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.49m x 3.52m Lounge
- 3.95m x 3.52m Dining Room
- 4.11m x 4.96m Kitchen/Breakfast Room
- 3.65m x 2.48m Office
- 0.88m x 1.98m WC

### FIRST FLOOR

- Landing
- 4.79m x 3.52m Bedroom One
- 1.45m x 2.22m En-suite
- 3.32m x 3.80m Bedroom Two
- 1.36m x 2.30m En-suite
- 3.18m x 2.71m Bedroom Three
- 3.09m x 2.74m Bedroom Four
- 1.95m x 2.36m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 425Mb (Via BT Full Fibre)

## 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

- Great Sankey High School 2 minute walk
  - Great Sankey Neighbourhood Hub 3 minute walk
  - Warrington West Train Station 20 minute walk
  - Gemini Retail Park 2 miles
  - Warrington Town Centre 3 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 21 miles via M56
  - Liverpool City Centre 16 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

### Contents, Fixtures and Fittings

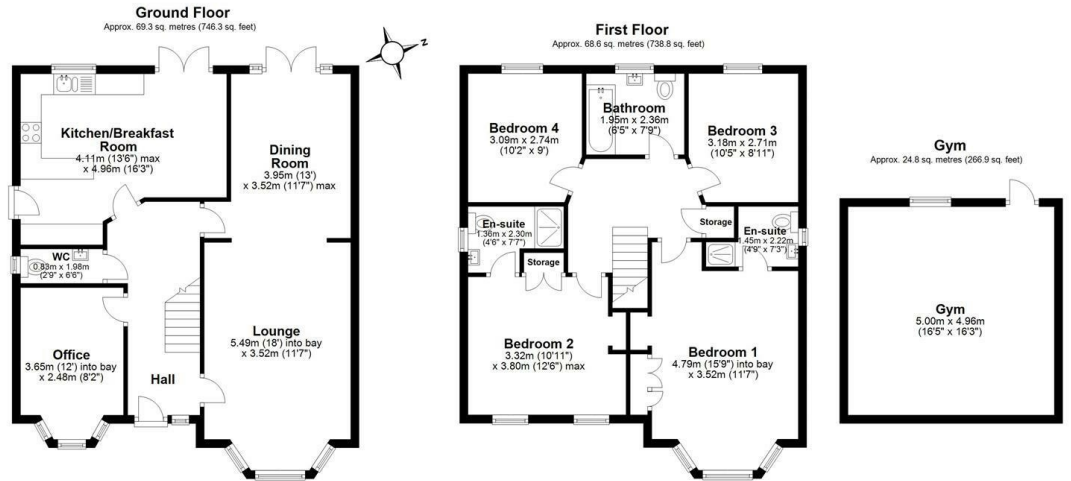
Not included in the asking price. These items may be available under separate negotiation.



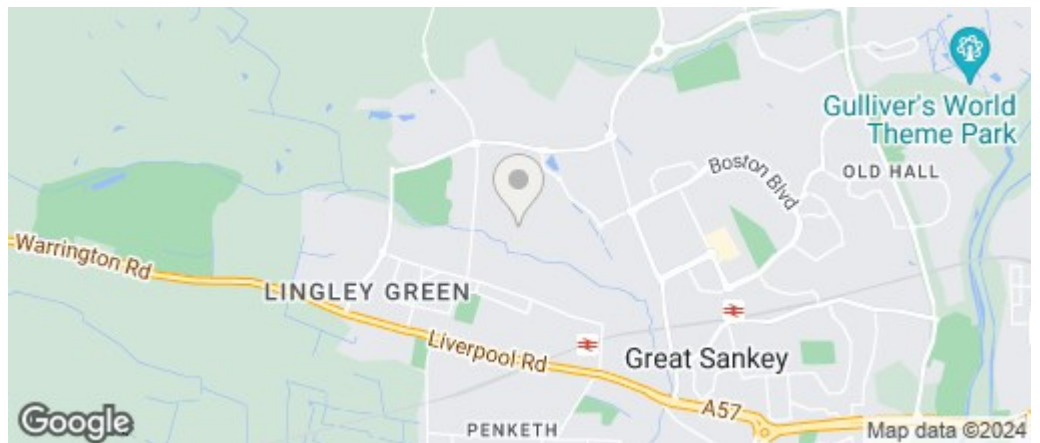


## IMPORTANT NOTICE

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. 162.8 sq. metres (1752.0 sq. feet)



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



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