



Winscar Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Open Kitchen/Diner
- Freehold
- Driveway Parking
- Close to Amenities
- Three Bedrooms
- Spacious Lounge
- Private Garden
- Great Commuter Links
- Outstanding Schools

DESCRIPTION

We present a delightful home located in the charming area of Great Sankey. This three bedroom, detached property showcases a warm and inviting lounge, an open plan kitchen/dining room and driveway parking. This property is perfectly positioned within walking distance to local schools and amenities, making this an ideal home for first time buyers.

Upon entering, you are greeted with a welcoming hallway, leading through to the spacious lounge, which offers a warm and inviting atmosphere for entertaining guests or simply relaxing with your loved ones. The modern, open kitchen/diner is set to the back of the home and offers access to the garden providing the perfect ambience between indoor and outdoor living. Completing the downstairs, is a handy utility space and a WC.

To the first floor you are presented with three bedrooms, each with built in wardrobes, along with the family bathroom. Bedroom one also benefits from an En-suite.

GARDEN

This home benefits from a good sized rear garden, with a mixture of lawn and patio. This garden is the perfect outdoor space for family or friends to enjoy during the warm summer evenings. To the front of the property, there is a driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.30m x 3.31m Living Room
- 3.58m x 4.36m Kitchen/Dining Room

FIRST FLOOR

- Landing
- 2.97m x 3.31m Bedroom One
- 1.46m x 2.07m En-suite
- 2.54m x 3.07m Bedroom Two
- 2.93m x 2.31m Bedroom Three
- 2.27m x 1.72m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 950Mb (Via BT)

LOCATION

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 0.5 mile walk
- Gemini Business Park 2 mile walk
- Warrington Town Centre 4 miles
- Liverpool City Centre 16 miles via M56
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



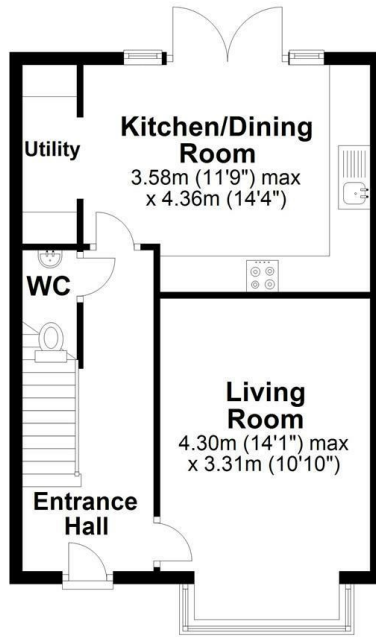


IMPORTANT NOTICE

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.

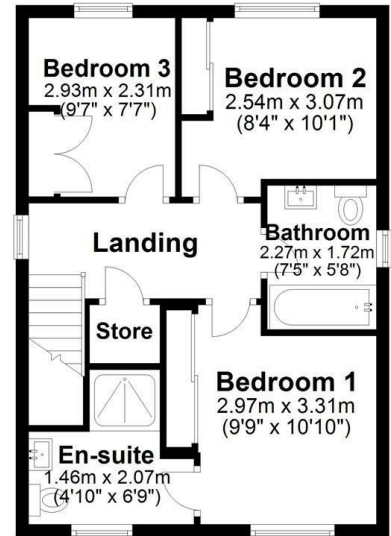
Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



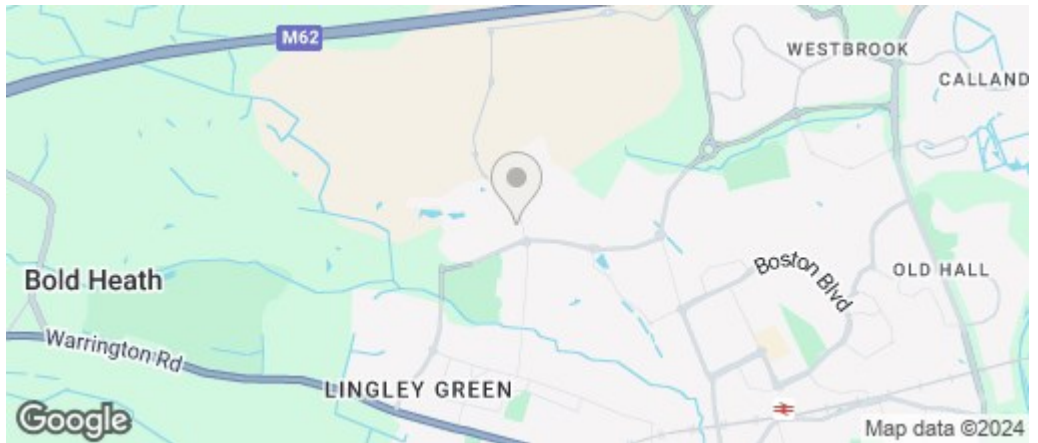
First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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



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