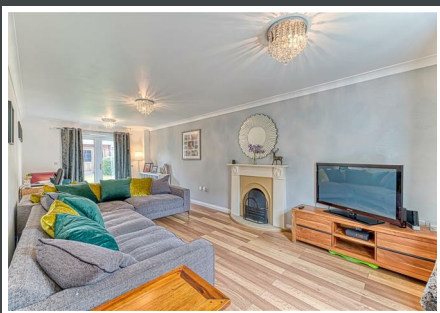




# Stockdale Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Five Double Bedrooms
- Three Reception Rooms
- Sought-After Location
- Double Garage
- Beautiful Garden
- Family Home
- Rear Driveway
- Integrated Appliances
- Close To Schools
- Close To Amenities

## DESCRIPTION

Now available for viewings, we proudly present this stunning five bedroom detached property for sale. This property offers the perfect blend of luxury and space, perfect for a growing family or those who appreciate ample room for both living and entertaining. Located close to local amenities, shops and schools, this property is the perfect place for a family to reside.

Entry to the property is granted via the spacious hallway providing access to all areas of this home. The ground floor boasts an expansive open-plan kitchen and dining area, fully equipped with modern integrated appliances, lengthy countertops, and a breakfast island perfect for casual meals. Adjacent to the kitchen you will find the living room, a spacious room that can be utilised for entertainment or relaxation. This property also benefits from a separate sitting room that is perfect for a home study or play room. The ground floor concludes with a utility room and WC.

As you ascend the first set of stairs, you will find three generously sized bedrooms. Bedroom One is particularly impressive, featuring walk-in wardrobes and a luxurious En-suite bathroom. The two additional bedrooms on this floor are spacious and share a Jack and Jill En-suite. The first floor concludes with a well appointed family bathroom providing all of the necessities for your daily routine.

As you ascend the final set of stairs, you will find a further two bedrooms, both which serve as a double room. One of these bedrooms could easily be used as a guest suite or a secondary master bedroom, complete with its own En-suite shower room. Additionally, there is a versatile loft space on this floor that could be used as a playroom, gym, or additional storage space.

## GARDEN

To the rear of this property you will find a well-maintained garden that features a lawn and separate patio area - perfect for all of the family to enjoy.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 7.60m x 3.28m Lounge
- 2.89m x 3.16m Sitting Room
- 4.61m x 5.17m Kitchen/Dining Room
- 1.57m x 1.78m Utility Room
- 0.88m x 1.88m WC

### FIRST FLOOR

- Landing
- 5.14m x 3.28m Bedroom One
- 2.36m x 1.69m En-suite
- 2.36m x 1.49m Walk In Wardrobe
- 3.13m x 3.10m Bedroom Four
- 1.19m x 2.35m En-Suite(Jack and Jill)
- 3.09m x 3.19m Bedroom Five
- 1.88m x 1.88m Bathroom

### SECOND FLOOR

- 4.92m x 3.19m Bedroom Two
- 2.52m x 1.03m En-Suite
- 5.77m x 3.28m Bedroom Three

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1GB (Via Virgin)

## LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 high 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
  - 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 Band:** F

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

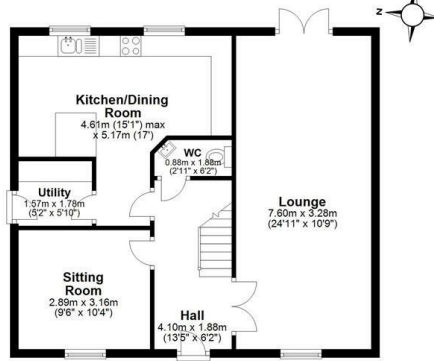
### Contents, Fixtures and Fittings

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

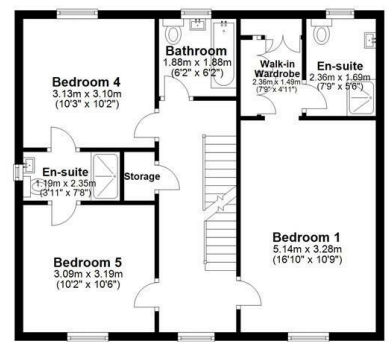




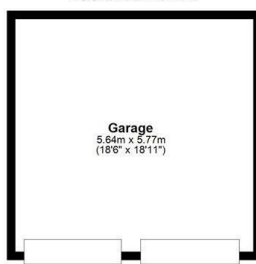
**Ground Floor**  
Approx. 64.9 sq. metres (688.4 sq. feet)



**First Floor**  
Approx. 64.7 sq. metres (696.3 sq. feet)



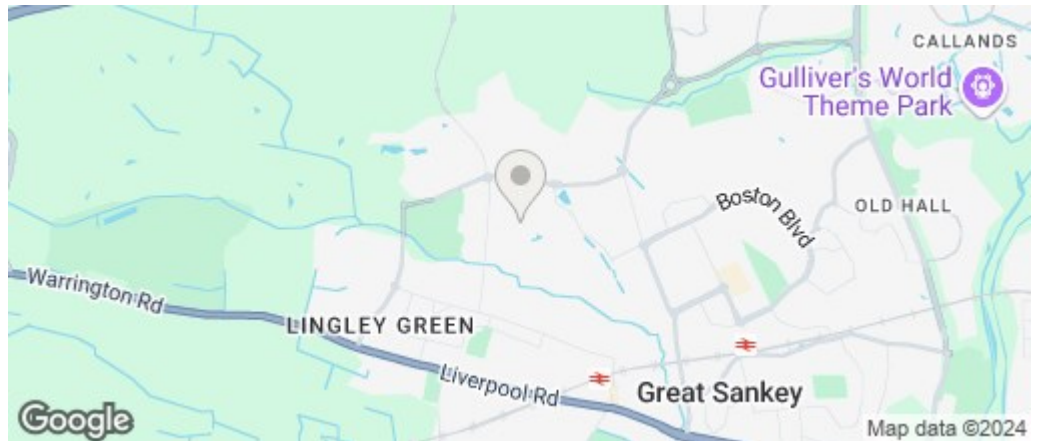
**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage: approx. 32.5 sq. metres (350.3 sq. feet)



**Second Floor**  
Approx. 42.2 sq. metres (454.1 sq. feet)



Main area: Approx. 171.8 sq. metres (1848.9 sq. feet)  
Plus garages: approx. 32.5 sq. metres (350.3 sq. feet)



## 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.

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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