



Bembridge Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Ample Parking
- Separate Garage
- Gorgeous Garden
- Family Home
- Freehold
- Close to Local Schools
- Orangery
- Modern Decor
- Desirable Location

DESCRIPTION

Welcome to this lovely property located in the sought-after area of Great Sankey. This spacious family home boasts modern décor throughout along with four bedrooms and three reception rooms, offering a comfortable and stylish living space for you and your family. Being within close proximity to the local schools and amenities, this home is perfect for the growing family.

Access into this home is via a hallway allowing access to all areas of the ground floor. The bay windowed lounge is set to the front of the property allowing the natural light to enter this home and flow throughout the downstairs. This property has an open plan feel with the dining room, modern kitchen and a light and airy orangery set to the back of the property with access to the gorgeous back garden, which is perfect for busy family life or entertaining family and friends. Completing the ground floor is a WC.

To the first floor you are presented with four bedrooms and three piece family bathroom. Bedroom one boasts a fabulous En-suite and Bedroom two boasts fitted wardrobes and ample storage can be found throughout.

Whether you are looking to host gatherings, enjoy quiet family nights in, or simply unwind after a long day, this property offers the perfect setting for all your needs.



GARDEN

Leading from the orangery, this lovely back garden has something for all members of the family to enjoy whether it be enjoying the sun after a long day or entertaining family and friends. This rear garden has the perfect mixture of a low maintenance, artificial lawn along with a raised decked area and mature shrubbery surrounding. To the front of the property is a driveway suitable for multiple cars along with a garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 3.64m x 1.82m Entrance Hall
- 4.97m x 3.50m Lounge
- 3.78m x 2.81m Dining Room
- 4.17m x 2.51m Kitchen
- 3.19m x 3.38m Orangery
- 0.84m x 1.82m WC

FIRST FLOOR

- Landing
- 4.03m x 2.81m Bedroom One
- 1.13m x 2.81m En-suite
- 3.08m x 2.78m Bedroom Two
- 3.09m x 2.51m Bedroom Three
- 2.00m x 2.51m Bedroom Four
- 2.09m x 1.68m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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 1 mile walk
- Great Sankey Neighbourhood Hub 1 mile walk
- Warrington Town Centre 4 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 23 miles via M56
- Manchester City Centre 23 miles via M62
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

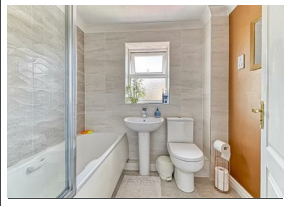
Tenure: Freehold

(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.



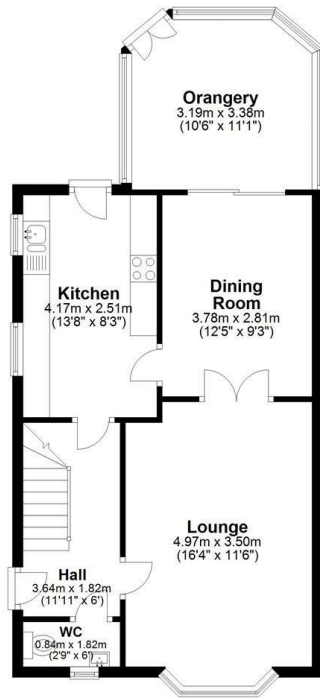


IMPORTANT NOTICE

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.

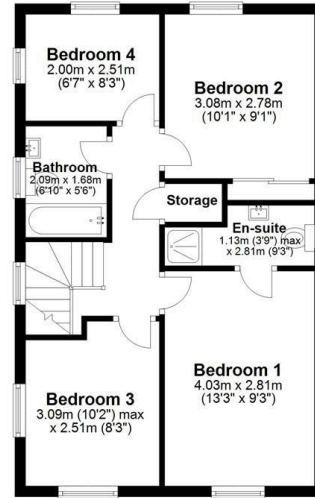
Ground Floor

Approx. 58.6 sq. metres (633.3 sq. feet)



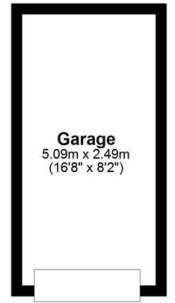
First Floor

Approx. 48.5 sq. metres (521.5 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 12.7 sq. metres (136.4 sq. feet)



Main area: Approx. 107.3 sq. metres (1154.9 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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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