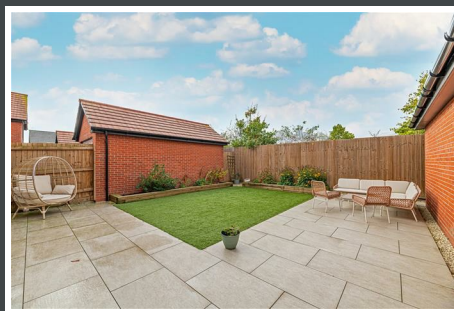




Broadstone Close, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Beautiful Interior
- Popular Location
- Close to Schools
- Two Reception Rooms
- Stunning Garden
- No Onward Chain
- Freehold Title
- Driveway Parking
- Island Kitchen

DESCRIPTION

Offered for sale with no onward chain this stunning detached house offers the perfect blend of modern living and family comforts. This home boasts four double bedrooms, two spacious reception rooms, a gorgeous garden, and the added benefit of a home study. Located in the heart of Great Sankey this property is in close proximity to the local amenities and schools, making this the perfect residence for a growing family.

As you step inside this spectacular home, you will be captivated by the homely ambience this property radiates. The heart of this home is the open plan kitchen diner that features integrated appliances, ample storage, and an island centre piece perfect for meal preparation. The kitchen-diner also celebrates a family snug, a perfect setting for creating lasting memories. The property spans 1,440 sq ft, providing plenty of space for a growing family. The modern décor adds a touch of elegance to this home, creating a warm and inviting atmosphere throughout. Completing the ground floor is a warm and inviting lounge, a study which is ideal for home working, a utility room and WC.

To the first floor, you are presented with four generously sized bedrooms. Bedroom one celebrates a well-equipped En-suite bathroom adding a sense of privacy and luxury. The other three bedrooms share a modern four-piece family bathroom providing all the necessities for your daily routine.

If you are looking for a family home that ticks all the boxes - from ample living space to a contemporary design - then look no further. Broadstone Close is ready to welcome you with open arms and provide the perfect setting for your next chapter.



GARDEN

Leading from the rear of the house, this home's modern feel continues into the garden with artificial lawn and a patio surrounding making this outdoor space perfect for all members of the family to enjoy. Whether it be family gatherings or summer BBQ's this rear garden is sure to impress. To the front of the property there is a driveway suitable for two cars along with a garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.76m x 3.58m Lounge
- 8.04m x 4.24m Kitchen/Dining/Family Room
- 2.22m x 3.14m Study
- 1.66m x 0.92m WC

- 5.95m x 3.13m Garage

FIRST FLOOR

- Landing
- 3.00m x 4.37m Bedroom One
- 2.15m x 2.09m En-suite
- 3.73m x 3.54m Bedroom Two
- 3.36m x 4.17m Bedroom Three
- 2.72m x 3.65m Bedroom Four
- 2.37m x 2.52m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)

LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. 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.

DISTANCES

- Great Sankey Neighbourhood Hub 5 minute walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 4 miles
- Manchester Airport 23 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 17 miles via M62
(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

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.

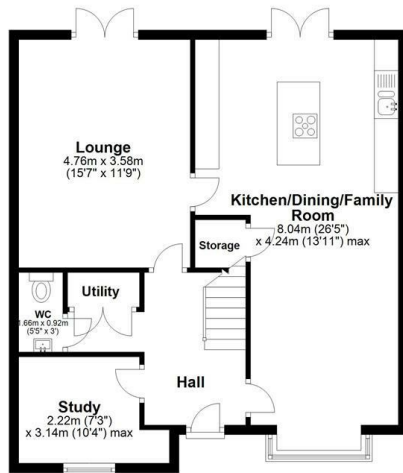




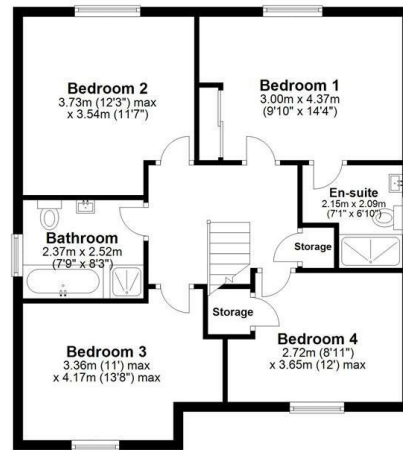
IMPORTANT NOTICE

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.

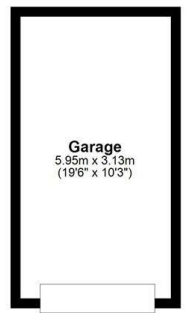
Ground Floor
Approx. 66.7 sq. metres (717.6 sq. feet)



First Floor
Approx. 67.1 sq. metres (722.6 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 18.6 sq. metres (200.5 sq. feet)



Main area: Approx. 133.8 sq. metres (1440.2 sq. feet)
Plus garages: approx. 18.6 sq. metres (200.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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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