



Norbreck Close, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Open Plan Feel
- Separate Garage
- Freehold
- Family Home
- Detached
- Wonderful Garden
- Driveway Parking
- Close to Local Schools
- Ideal Location

DESCRIPTION

A charming detached house perfectly positioned in the heart of Great Sankey! This property boasts three spacious bedrooms and two modern bathrooms, a well maintained garden and has the added benefits of a separate garage. Being within close proximity to the local primary and secondary schools, this home is perfect for the growing family.

Access into this wonderful home is via a hallway allowing access to all of the ground floor. The cosy and homely lounge is set to the front of the property and this naturally flows into the dining area, perfect for family gatherings as this has an open plan feel. The kitchen is set to the back of the property offering views of the wonderful garden and also additional storage can be found.

Ascending to the first floor you are presented with three well proportioned bedrooms and a well equipped family bathroom. The primary bedroom boasts integrated wardrobes along with an En-suite.

Don't miss out on the chance to own a piece of this desirable location in Great Sankey. Book a viewing today and see for yourself the endless possibilities this property has to offer!



GARDEN

In addition to this wonderful home is the pristine garden which offers privacy with mature hedges surrounding this outdoor space. Mainly laid to lawn with a patio area, this rear garden is perfect for entertaining family and friends in the warm summer months. To the front of the property is a driveway suitable for multiple cars along with a garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.12m x 3.94m Lounge
- 2.91m x 2.99m Dining Room
- 2.91m x 2.79m Kitchen

FIRST FLOOR

- Landing
- 3.79m x 3.77m Bedroom One
- 0.84m x 2.34m En-suite
- 3.74m x 3.77m Bedroom Two
- 2.95m x 2.09m Bedroom Three
- 2.43m x 2.04m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

LOCATION - GREAT SANKEY

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

- Penketh Primary School 20 minute walk
- Penketh Brook 0.5 mile walk
- Warrington Town Centre 2.3 miles
- Liverpool City Centre 15.7 miles via M62
- Manchester Airport 18.7 miles via M56
- Manchester City Centre 22.6 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

Council Band: D

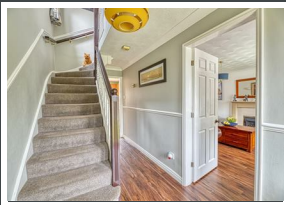
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

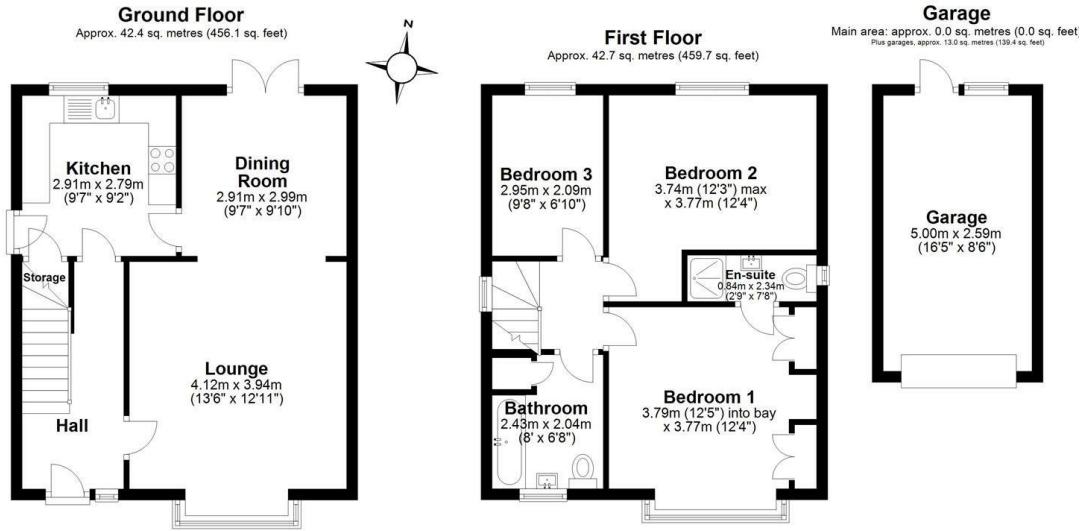
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 85.1 sq. metres (915.8 sq. feet)
Plus garages: approx. 13.0 sq. metres (139.4 sq. feet)



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



Mark Antony
SALES & LETTING AGENTS

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