



# Godshill Close, Great Sankey, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Well-Loved Home
- Ample Living Space
- Driveway Parking
- Close to Schools
- Four Bedrooms
- Gorgeous Kitchen/Diner
- South East Garden
- Freehold
- Close to Amenities

## INTERIOR

Upon entering, you are greeted by a welcoming hallway that seamlessly leads to a spacious and inviting lounge. From here, the space naturally flows into the open-plan kitchen and dining room, which is equipped with integrated appliances and a charming breakfast area—ideal for bustling family life. The layout effortlessly encourages both casual dining and entertaining, making it the heart of the home.

Adjacent to the dining area, the conservatory offers a cosy retreat, boasting a light and airy atmosphere. It provides a seamless connection to the garden, creating a tranquil space to relax and unwind. Completing the downstairs layout is a handy utility room and a WC.

Moving to the first floor, the property features four generously sized bedrooms. The master bedroom comes with an En-suite for added convenience. Bedrooms one and two are equipped with built-in wardrobes, ensuring ample storage space.

## GARDEN

Outside, the expansive South East garden is a true highlight, featuring a beautiful patio, with composite decking and is perfect for al fresco dining. The lush lawn invites family gatherings and outdoor play, creating an ideal setting for enjoying the outdoors. To the front of the property, there is a double driveway suitable for multiple cars, as well as an integral garage. This property also has amazing country walks and the Hayloft right on its door steps, perfect for days out with family.

## SERVICES

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

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

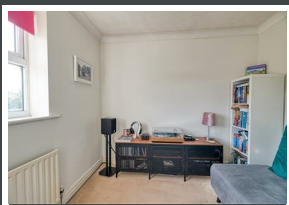
Not included in the asking price.

Items may be available under separate negotiation.



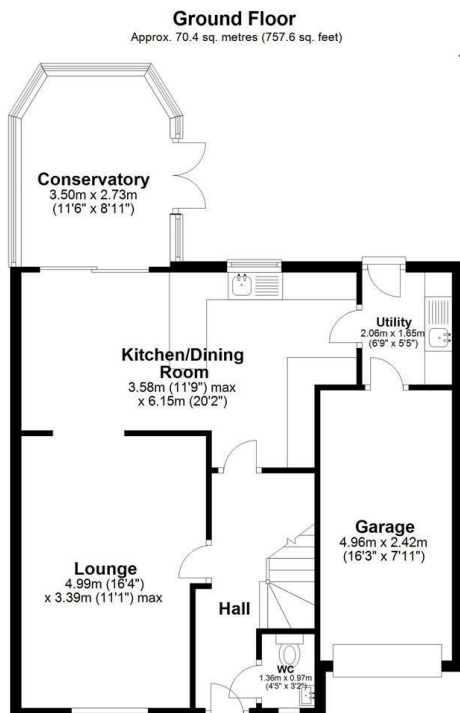




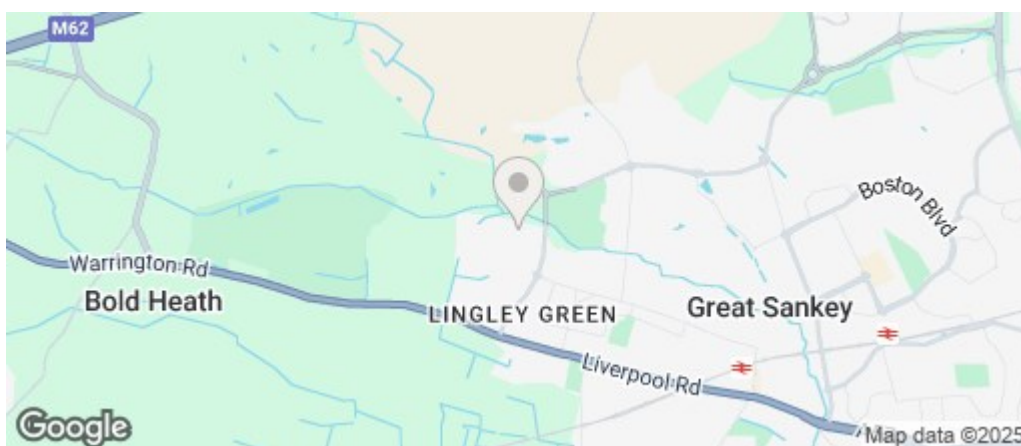


## IMPORTANT NOTICE

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.



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)



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		
	71	83
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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