



Blue Ridge Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Reception Rooms
- Modern Design
- Close to Local Schools
- Family Home
- Driveway Parking
- Four Bedrooms
- Sought After Area
- Stunning Garden
- Freehold
- Close to Local Amenities

INTERIOR

Welcome to a beautifully designed home. As you enter through the hallway, you're greeted by a large bay-windowed lounge, flooding the room with natural light. Adjacent is the elegant dining room, perfect for hosting dinners with family and friends. The bright and airy garden room offers a tranquil space for relaxation. The modern kitchen boasts ample storage and high-end appliances, while the ground floor office provides a quiet workspace or this space could be used as a playroom. Completing the ground floor is a utility room and WC.

Heading upstairs, the master bedroom is a serene retreat with its own En-suite bathroom. Bedrooms three and four share a convenient Jack and Jill bathroom, while the main bathroom serves the entire floor. Each bedroom is spacious and well-lit, providing comfort and privacy for the whole family. This home seamlessly combines functionality and luxury, offering a perfect space for both living and entertaining.

GARDEN

A low-maintenance back garden featuring artificial grass, ensuring lush greenery year-round. The stylish decking area is perfect for outdoor dining and relaxation. Surrounded by fences and mature shrubs, the space offers complete privacy, creating a peaceful retreat from the hustle and bustle of daily life. To the front of the property is a driveway which is suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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: E

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.

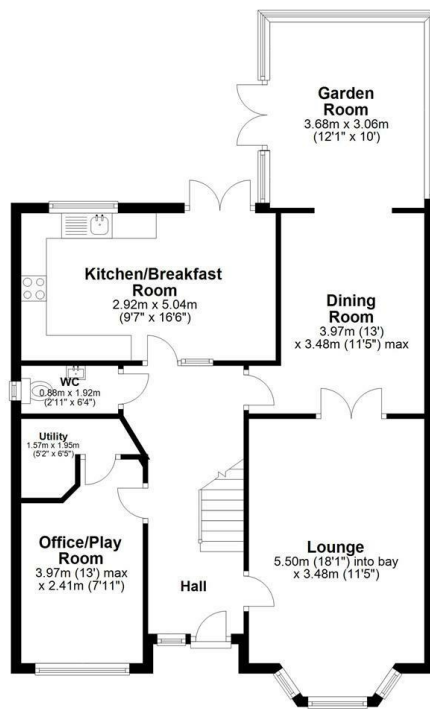




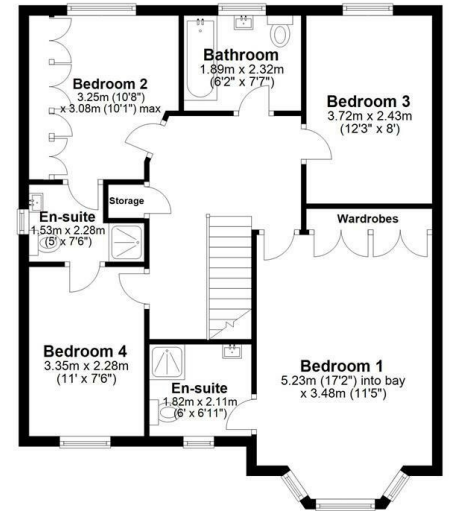
IMPORTANT NOTICE

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.

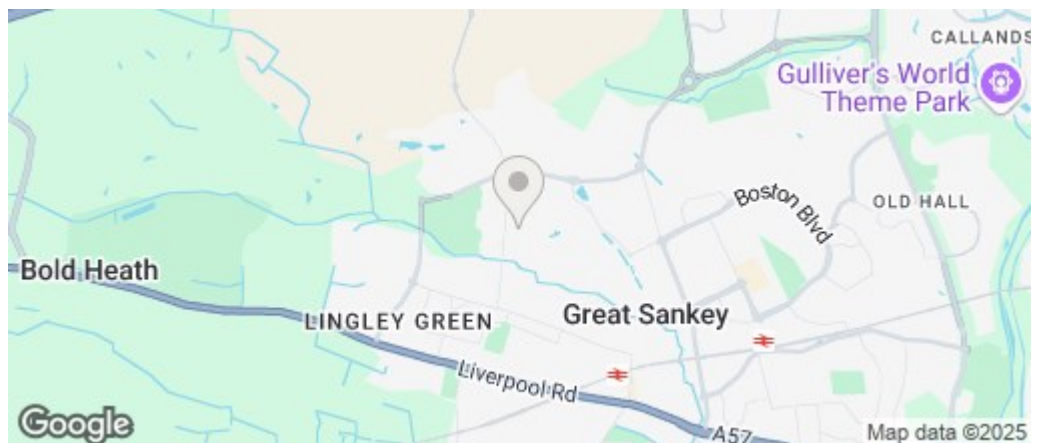
Ground Floor
Approx. 82.5 sq. metres (888.3 sq. feet)



First Floor
Approx. 69.6 sq. metres (749.3 sq. feet)



Total area: approx. 152.1 sq. metres (1637.6 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		
	74	84

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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