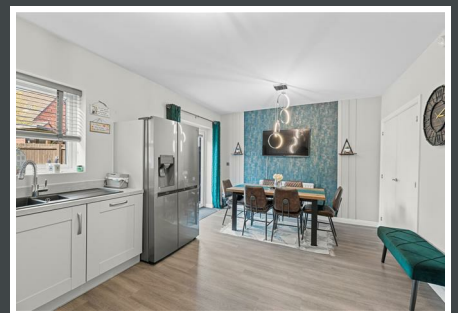
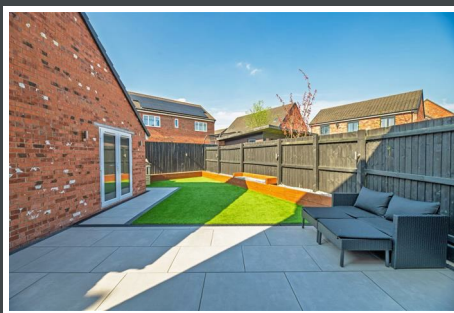
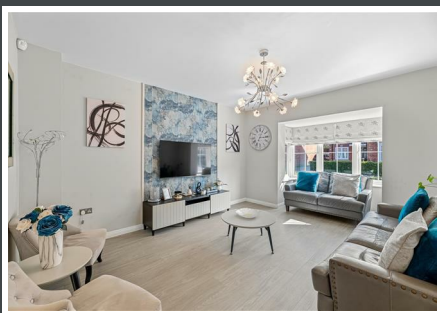




# Cottesmore Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Home
- Two Double Bedrooms
- Modern Throughout
- Intergrated Appliances
- Stunning Garden
- Four Bedrooms
- High Specification
- Open Kitchen/Diner
- Freehold
- Close to Schools

## INTERIOR

Upon entering, you are greeted by a stunning lounge that is both light and airy, providing a serene space to unwind after a long day. To the back of the home, is the open-plan kitchen and dining room, which boasts a sleek, contemporary design and is equipped with integrated appliances. The kitchen/diner has been finished to a high specification, is further enhanced by patio doors that lead out to a beautifully landscaped garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The first floor features four well-proportioned bedrooms, two of which are double bedrooms, with the master bedroom benefitting from built-in wardrobes and a private En-suite bathroom. Bedroom two also offers a built in wardrobes, ensuring that space is never an issue.

## GARDEN

The exterior of the property is equally impressive, with both the front and back gardens featuring artificial grass, making them fully maintenance-free and ideal for those with a busy lifestyle. Additionally, the property includes driveway parking for two vehicles, along with a garage that has been thoughtfully converted into a partial home office, garden room, or storage area, providing versatility to suit your needs. The property also benefits from an electrical car charger.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- 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:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

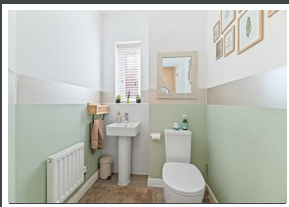
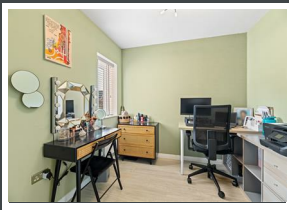
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

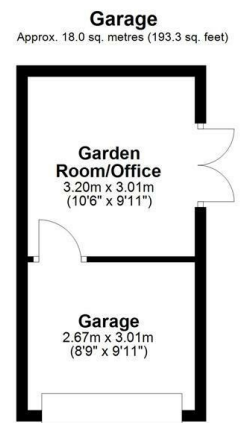
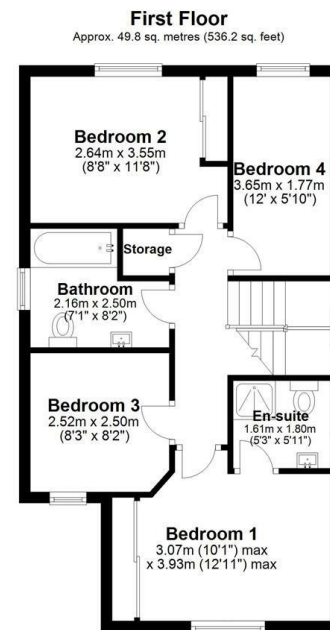
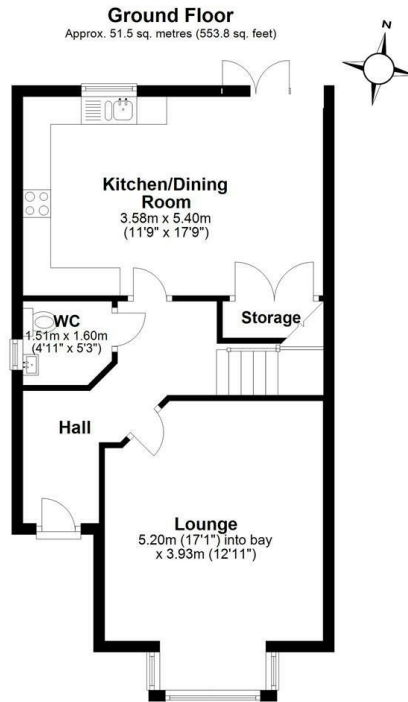




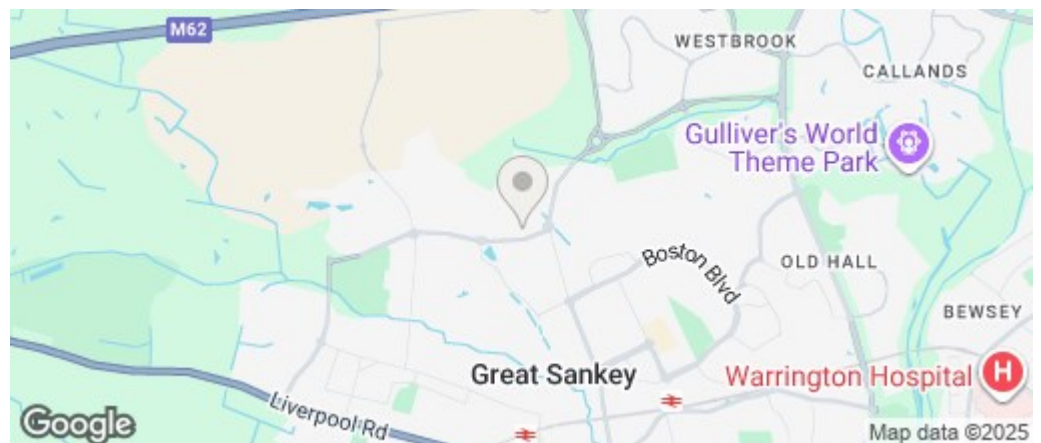


## IMPORTANT NOTICE

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.



Total area: approx. 119.2 sq. metres (1283.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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		
<b>England &amp; Wales</b>	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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