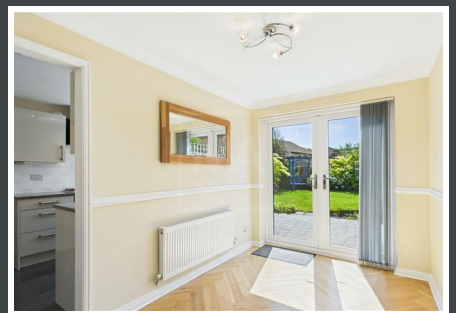
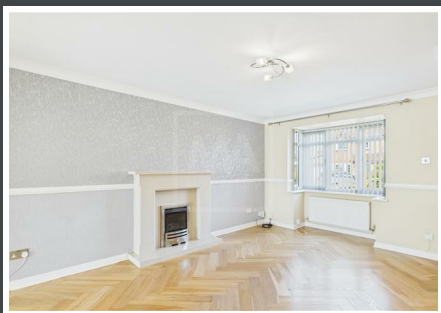




Fleetwood Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Two Bathrooms
- Driveway Parking
- Ample Storage Space
- Ready To Move Into
- Three Bedrooms
- Freehold Title
- Sought-After Location
- Low Maintenance Garden
- Close To Amenities

INTERIOR

Situated in the highly desirable area of Great Sankey, this charming three-bedroom detached home is the perfect blend of modern style, comfort, and convenience. Ready to move into with no onward chain, the property boasts contemporary interiors with spacious, light-filled living areas adding to the warmth and charm this home has to offer. The modern kitchen is fully fitted with integrated appliances and ample counter space, the ground floor also benefits from a separate dining area perfect for family dining or evening entertaining with charming views of the rear garden. As you ascend the staircase, you will find three bedrooms and two modern bathrooms. Bedroom One features built-in storage perfect for space utilisation and boasts a sleek en-suite bathroom, while two further well-proportioned bedrooms offer flexibility for family life, guests, or a home office. Outside, a beautifully maintained garden provides a peaceful retreat, complemented by a private driveway suitable for multiple vehicles. Set within a quiet, family-friendly neighbourhood close to excellent schools, transport links, and local amenities, this stunning home offers the perfect opportunity for those looking to step onto the property ladder!

GARDENS

This charming property boasts both front and rear gardens. The rear garden is particularly spacious, featuring a combination of paving stones and a lush grass area—perfect for outdoor entertaining, family activities, or simply relaxing in a private setting.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 425Mb (Via BT)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a popular area for families and professionals alike. 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

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



Floor 1



Approximate total area**
782 ft²

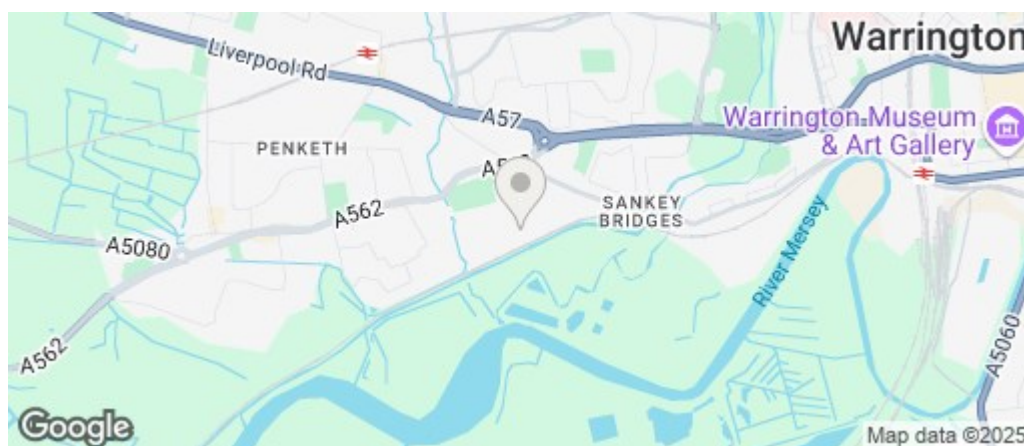
Reduced headroom
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standards. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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	
		87
	72	

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