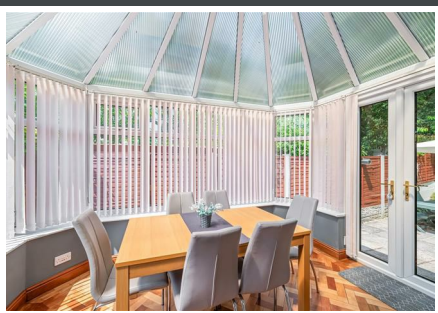




Whittle Hall Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Beautifully Maintained
- Attractive Plot
- Freehold Title
- Conservatory
- Three Bedrooms
- Large Driveway
- Great Location
- Detached Garage
- Four Piece Bathroom

INTERNAL

Perfect for those seeking a peaceful setting and convenience, this bungalow offers comfortable, single-level living in an idyllic setting. From the moment you arrive, the property impresses with its large driveway, providing ample off-road parking for multiple vehicles, in addition to a detached garage—ideal for storage, a workshop, or secure parking. Step inside and you'll find a light-filled and well-proportioned interior, thoughtfully arranged for both comfort and practicality. Boasting three bedrooms, a spacious and bright lounge along with an open kitchen/dining room with French doors opening into the patio garden. In addition, this attractive home offers a beautifully bright conservatory, perfect for relaxation and a peaceful spot to enjoy the changing seasons. Completing this home is the generous-sized bathroom showcasing both a bath and a shower, for added comfort and convenience.

GARDEN

Tucked away in a peaceful and private position, this bungalow offers an attractive plot with well-maintained gardens both front and back along with a perfectly placed patio seating area. Thoughtfully designed for both ease of maintenance and year-round enjoyment, these outdoor spaces offer a perfect blend of privacy, colour, and calm.

From the moment you arrive, the property impresses with its large driveway, providing ample off-road parking for multiple vehicles, in addition to a detached garage—ideal for storage, a workshop, or secure parking.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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

Council Band: D

Tenure: Freehold

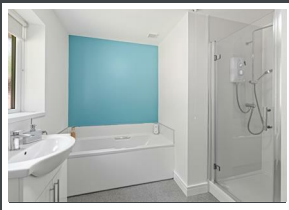
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

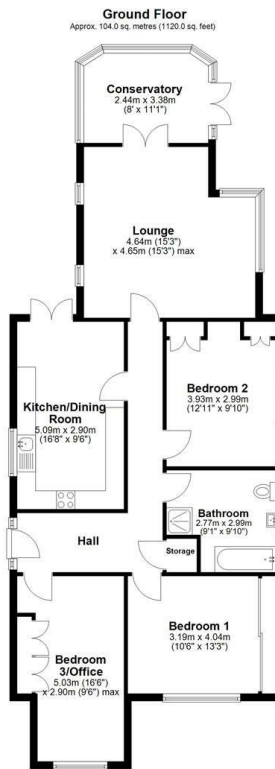
Items may be available under separate negotiation.



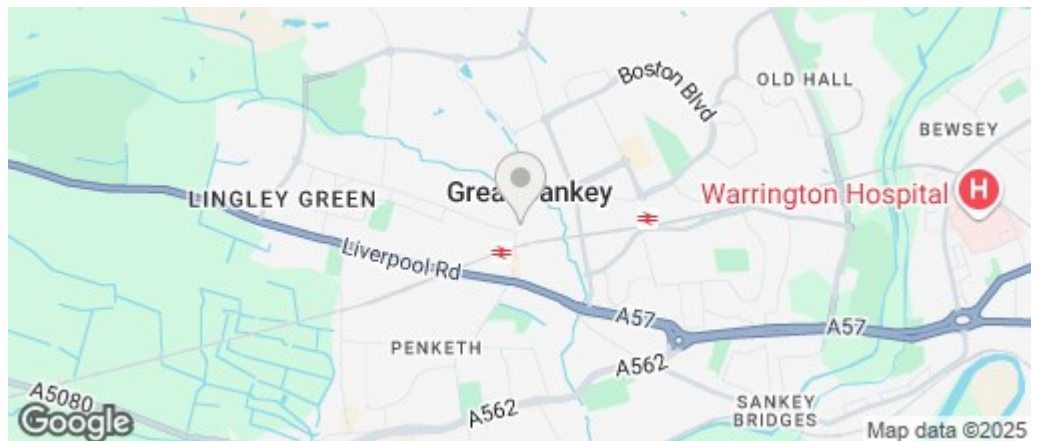
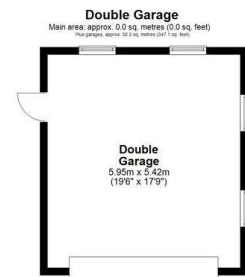



IMPORTANT NOTICE

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.



Main area: Approx. 104.0 sq. metres (1120.0 sq. feet)
Plus garages: approx. 32.2 sq. metres (347.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(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



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