



Goldendale Walk, Washington Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Three Floors
- Balcony
- Garage
- Close to Schools
- Four Bedrooms
- Ample Living Space
- Fantastic Garden
- Driveway Parking
- Transport Links

INTERIOR

Spanning over three floors, you are first greeted with a welcoming hallway providing access to the ground floor. The spacious kitchen and dining area, provides a delightful space for family time and entertaining, with direct access to the garden. Additionally, there is a versatile office that could easily serve as a second living room, along with a utility room and garage for added convenience.

On the first floor, you will find a large lounge that boasts a charming balcony overlooking the lush greenery at the back of the house, creating a serene retreat for relaxation. This floor also includes a well-appointed second bedroom with built-in wardrobes and a modern shower room.

The second floor is home to the remaining three bedrooms, including the master suite, which features built-in wardrobes and an En-suite bathroom. Bedroom three also benefits from built-in storage, ensuring ample space for all your belongings. A family bathroom completes this floor.

GARDEN

The south-west facing garden is a standout feature, offering a generous lawn and a small patio area, perfect for enjoying sunny days and outdoor gatherings. To the rear of the property, there is driveway parking for up to three vehicles, along with easy access to the garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Virgin Fibre Optics)



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: F

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

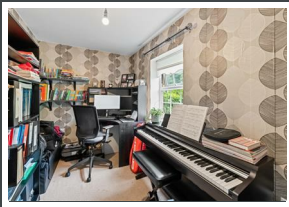
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

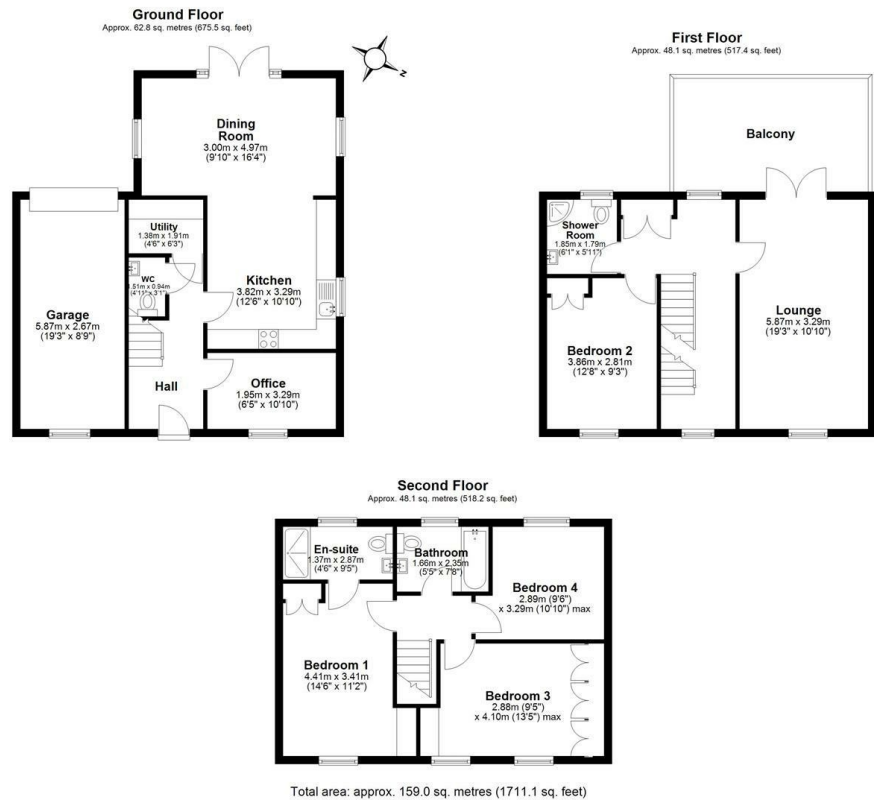






IMPORTANT NOTICE

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.



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	

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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