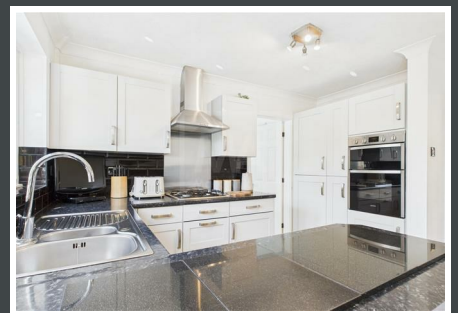




Bishopdale Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Cul-De-Sac
- Modernised Throughout
- Move In Ready
- Driveway Parking
- Beautifully presented
- Close To Schools
- Three Bedrooms
- Conservatory
- Delightful Garden

INTERIOR

We are pleased to introduce this elegant and immaculately presented three-bedroom detached residence, ideally situated in the highly sought-after residential area of Whittle Hall in Great Sankey. Entry to the property is granted via the hallway providing access to all areas of this spectacular home. The ground floor offers a spacious lounge, featuring a charming bay window that is situated to the front of the home. Adjacent to the lounge via double doors, is the separate dining room that provides an ideal setting for family dining and has the added benefit of seamlessly flowing via sliding patio doors into the beautifully bright conservatory overlooking the delightful garden. The conservatory offers a light-filled, relaxing and versatile space that may also serve as an additional reception room or home office. The modern kitchen is equipped with high quality fittings, integrated appliances and a stylish breakfast bar. Completing the downstairs is the understairs storage and contemporary WC.

The first floor is home to three great-sized bedrooms. The very generous principle bedroom benefits from a beautifully modern En-suite and built-in wardrobes whilst the family bathroom has been thoughtfully upgraded offering a sleek and stylish finish with modern fixtures and fittings.

GARDEN

Situated in an attractive cul-de-sac, this property is surrounded by lawns, mature greenery and offers private driveway parking and a detached garage. The property benefits from two lawn areas, front and rear, providing ample greenery. The rear garden has been thoughtfully designed and landscaped with stunning porcelain tiles and offers an array of mature greenery for added privacy. Complemented by a neatly maintained lawn and the perfectly positioned patio seating area, this garden is the ideal outdoor space for both relaxation and entertaining. The garden also provides side access into the garage. The property concludes with a spacious driveway for two-three vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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: D

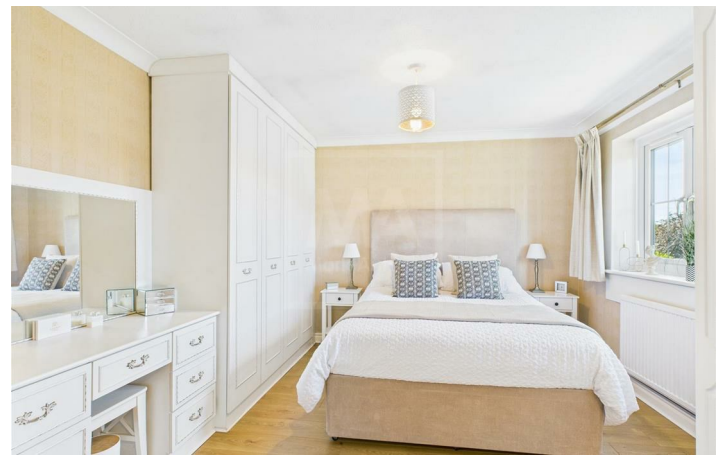
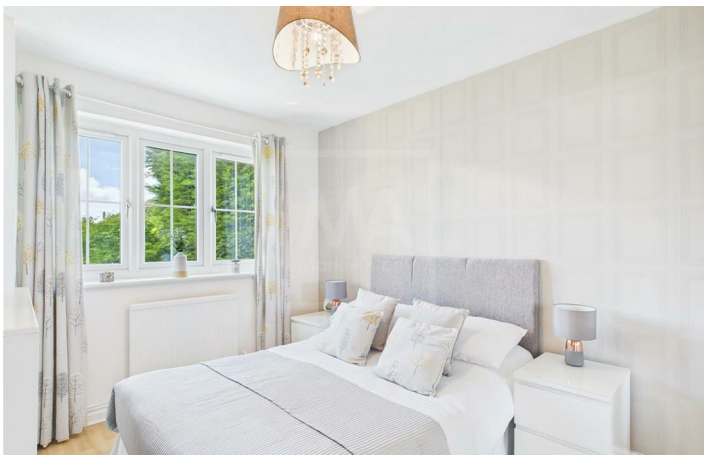
Tenure: Freehold

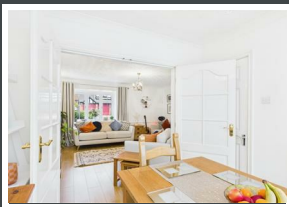
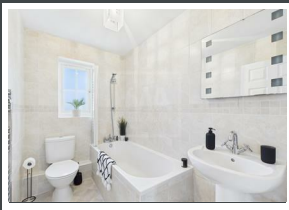
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

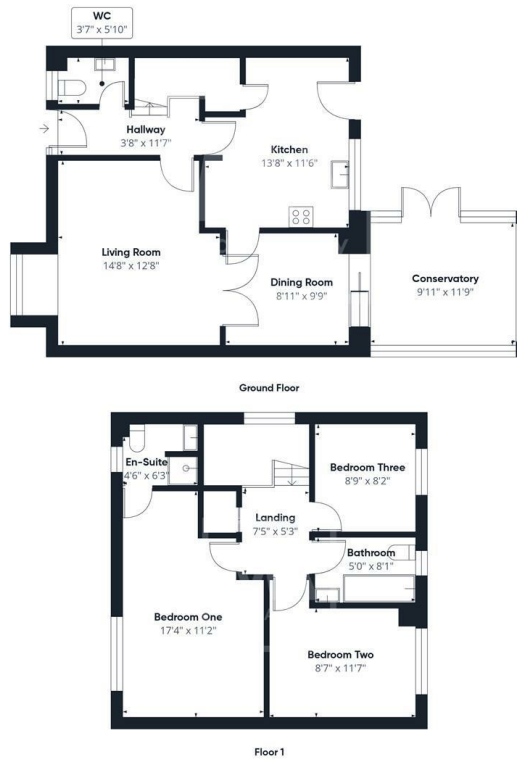
Items may be available under separate negotiation.





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.



Approximate total area⁽¹⁾
1111 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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	

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