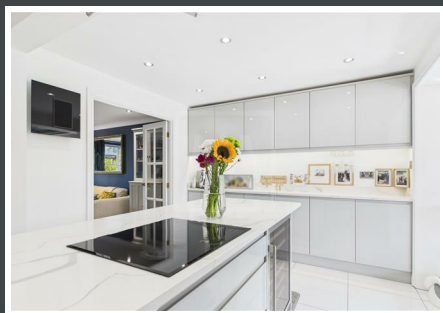




# Foreland Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Home
- Two Bathrooms
- Garage Parking
- Extended
- Desirable Location
- Four Bedrooms
- Freehold Tenure
- Private Garden
- Home Office
- EV Charging point

## INTERIOR

This wonderfully decorated detached home is perfect for a growing family. Upon entering you are met with a handy downstairs WC and an inviting hallway leading into the stylish and modern kitchen, complete with ample counter space, a kitchen island, wine cooler and high specification fitted appliances. Through French doors you enter the charming and comfortable lounge, naturally flowing to the beautifully bright family room, surrounded by windows, overlooking the garden. Completing the downstairs is the handy and convenient home office/study.

Head up the stairs to find the main family bathroom and four bedrooms. The master bedroom has its own En-suite whilst bedrooms two and three come with built-in storage options. Bedroom four is perfect for an additional home office setup, dressing or a children's room.

## EXTERIOR

The property features an inviting and private rear garden surrounded by flowerbeds and greenery. Patio slabs border the house, ideal for outdoor furniture, and in the far corner of the lawn is a raised decking area with a covering gazebo. This outdoor space is perfect for entertaining and making memories with the family. To the front, there is off-road parking for multiple vehicles and access to the integral garage, along with a Hypervolt EV Charging point.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## 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**

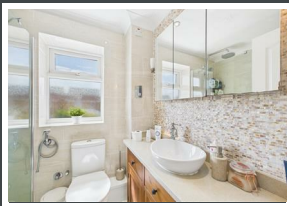
Not included in the asking price.

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.



**Mark Antony**  
SALES & LETTING AGENTS



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1330 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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

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