



Stanbridge Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Open Plan Kitchen
- Family Living
- Close to Local Schools
- Integrated Garage
- Three Storey Home
- Lovely Garden
- Sought After Location
- Driveway Parking
- Close to Transport Links

INTERIOR

Step into this beautifully arranged three-storey home, where thoughtful design meets modern comfort. On the ground floor, you'll find bedroom four—ideal for guests or a private office—complete with its own En suite and adjacent utility room for added convenience. Ascend to the middle floor, where natural light fills the spacious lounge, and the open-plan kitchen/dining area offers a perfect setting for family meals and entertaining.

The top floor hosts three well-proportioned bedrooms and a sleek family bathroom. Bedroom one stands out with its own stylish En suite, offering a peaceful retreat at the end of the day.

Each level is designed to maximise space and functionality, making this home perfect for growing families or those seeking flexible living. Located in a desirable area, this property blends practicality with elegance across all three floors

GARDEN

This cosy garden offers a charming outdoor space with a neat patio area—ideal for a morning coffee or quiet evening unwind. This is a blank canvas ready for your creativity, whether you envision potted plants, a herb corner, or a touch of colour with seasonal blooms. Easy to maintain and full of potential, it's a lovely spot to personalise and enjoy in your own unique way. To the front of the property is a driveway suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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 Borough Council

Council Band: D

Tenure: Leasehold

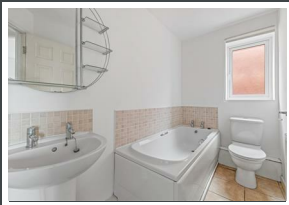
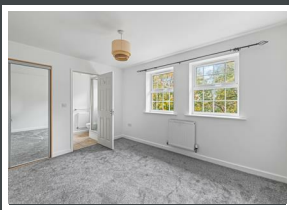
(Property tenure to be confirmed by solicitors)

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.



Total area: approx. 129.1 sq. metres (1389.7 sq. feet)



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		
	77	87

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