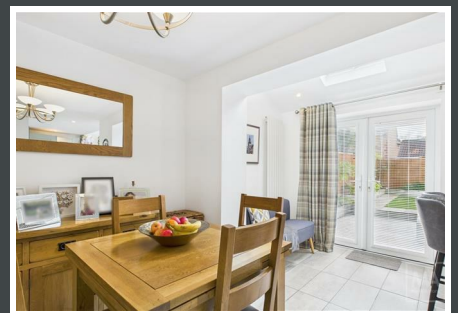
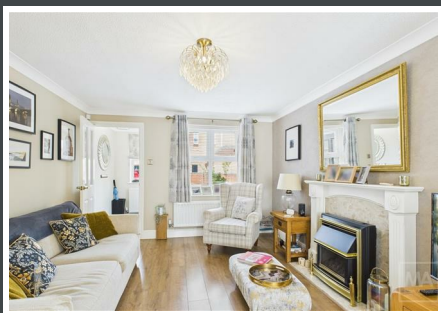




Foreland Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Beautiful Kitchen
- Driveway Parking
- Great Location
- Freehold Title
- Three Bedrooms
- Extended Property
- Garage
- Landscaped Garden
- Move-In Ready!

DESCRIPTION

This attractive property has been thoughtfully upgraded, offering a wonderfully warm and inviting, move-in ready home. From the neutral décor throughout, to the high-specification kitchen and bathrooms, every detail has been carefully considered to create a welcoming and functional home environment. The lounge provides a lovely warm family space whilst the extension offers a beautifully updated kitchen with high-quality finishes, sleek cabinetry, and integrated appliances, whilst French doors allow access into the garden. Ideal for family gatherings and entertaining during the summer months. Completing the downstairs is the handy utility room and the convenient WC. Upstairs the property boasts three good sized bedrooms with bedroom one benefitting from a private En-suite whilst the other bedrooms are serviced via a modern and bright family bathroom, providing comfort and convenience for all family members.

GARDEN

Step outside to a private, well-maintained outdoor space – perfect for children to play, al fresco dining, or simply enjoying the outdoors. To the front, there is driveway parking and access into the garage via a newly installed electric door, an ideal storage space for families or potential to extend, subject to permissions.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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

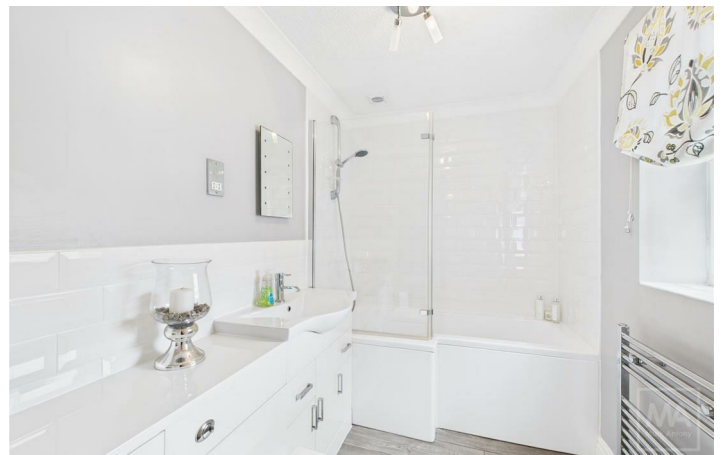
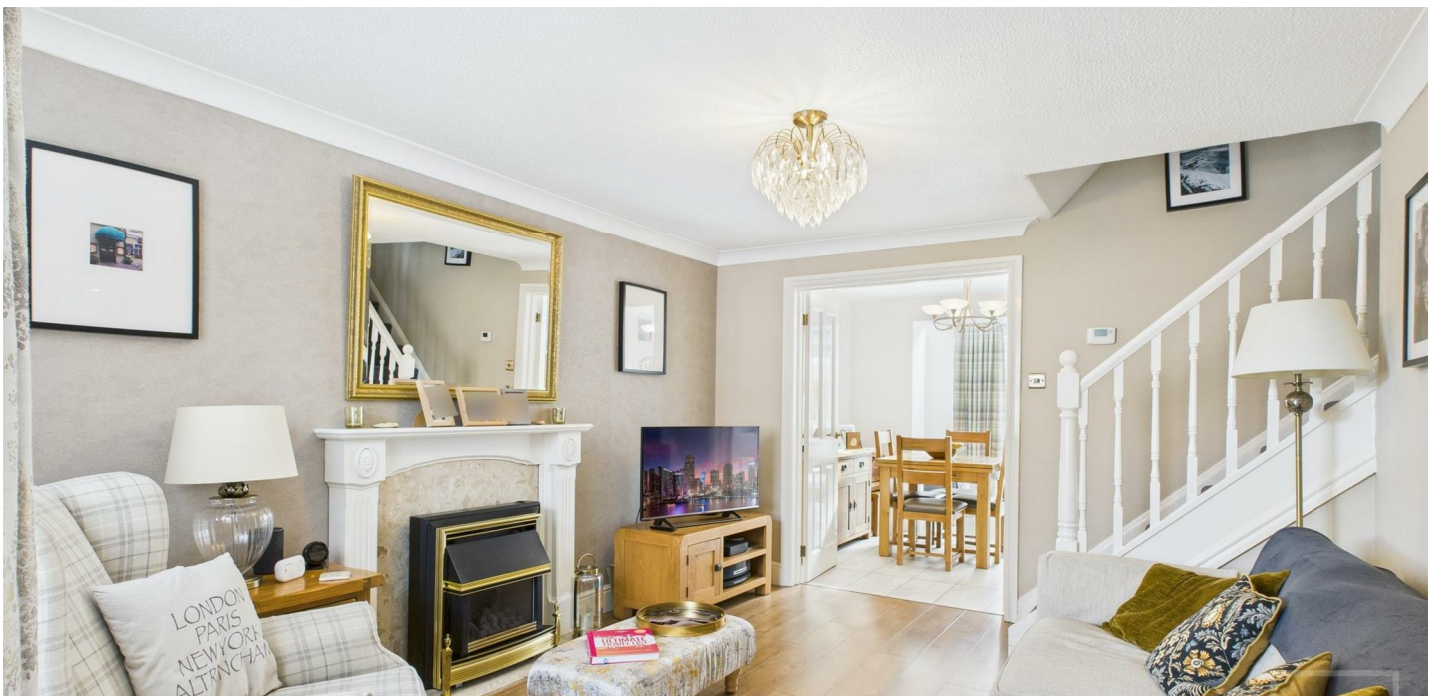
Tenure: Freehold

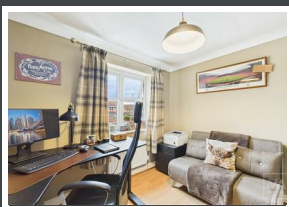
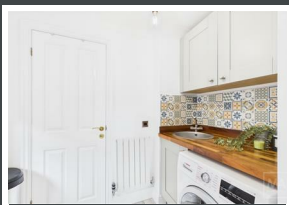
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

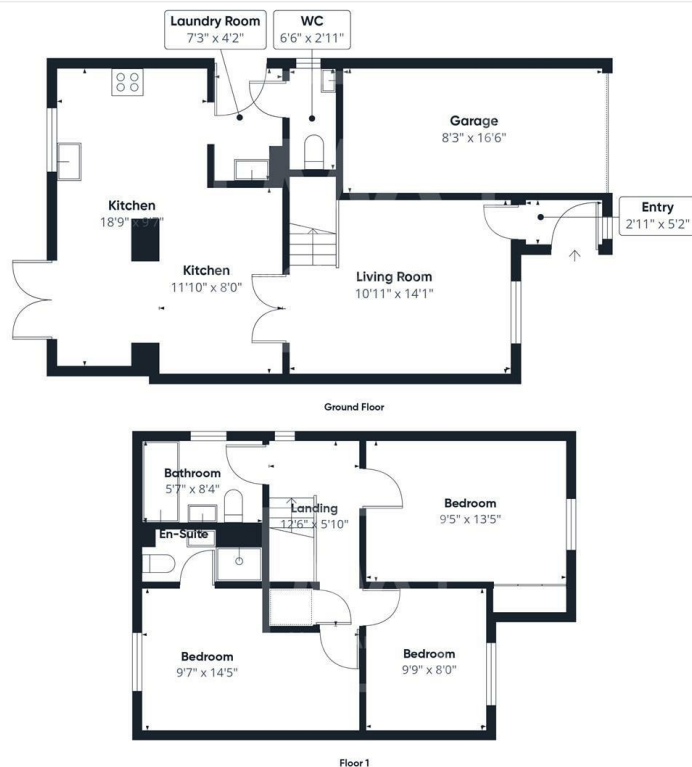
Items may be available under separate negotiation.





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.

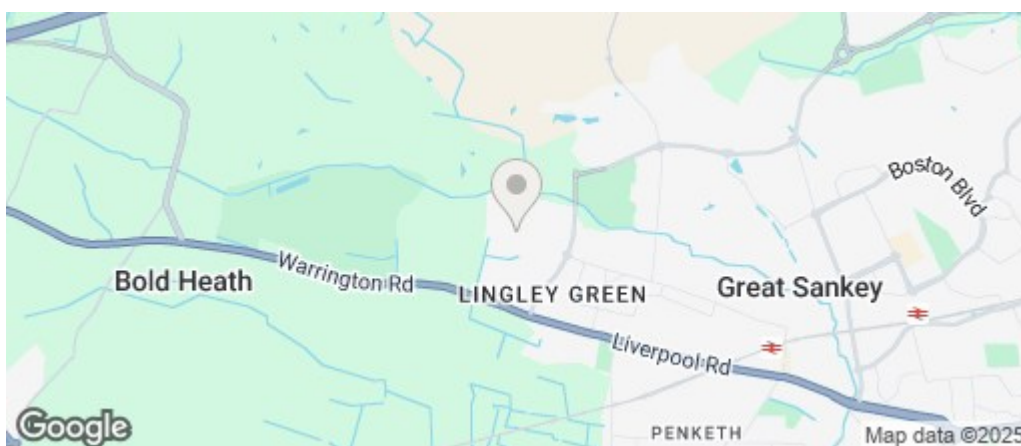


Approximate total area⁽¹⁾
1068 ft²

(1) Excluding balconies and terraces

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) 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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