



# Yates Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Driveway Parking
- Modern Fitted Kitchen
- Built-In Office Space
- Move In Ready
- Generous Plot
- Open-Plan Living
- Stunning Living/Diner
- Lawned Garden
- Sought-After Location

## INTERIOR

Step inside this three-bedroom semi-detached family home to discover beautifully updated interiors throughout: crisp neutral décor, sleek flooring, and a bright and airy ambience that circulates the home. To the left of the hallway you will find the handy WC, leading onto the built in storage under the stairs with a tailor made office space, perfect for those working from home. The heart of this home is the stunning open-plan living-kitchen area with a generous breakfast bar, leading on to the fully fitted kitchen with high-gloss cabinetry, integrated appliances and a conservatory currently used as a dining space allowing an abundance of natural light., this space is perfect for entertaining or relaxed family dining, flowing seamlessly into the garden via French doors. The kitchen has been designed tastefully, and has multiple amounts of quarts in the work tops and splash backs. The downstairs also benefits from a handy utility room, WC and home office.

As you ascend the staircase to the first floor, you will find three bedrooms, all beautifully presented and a great sized family bathrooms providing plenty of space and practicality for a growing family or visiting guests. Additional to this there is a dressing room/office or for the new owners this could be used as a fourth bedroom. This spectacular home is a rare opportunity: modern, peaceful and perfectly positioned in the desirable Great Sankey community - do not miss out on making this your home.

## GARDEN

This property boasts a beautifully maintained garden with a level lawn. Patio doors connect to the garden, flooding the interior with natural light and creating a wonderful indoor-outdoor flow. The property also benefits from a large summer house at the bottom of the garden, offering a sheltered seating area and built in bar, with fully fitted electrcis, which has been tastefully finished, perfect for entertaining. Parking can be found to the front of the property via the driveway.

## 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:** B

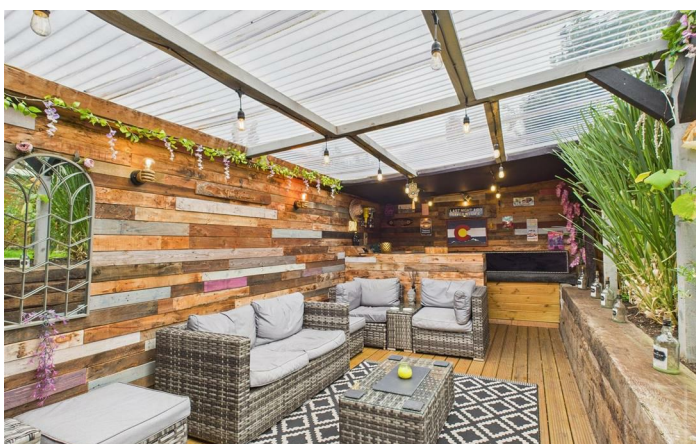
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price.

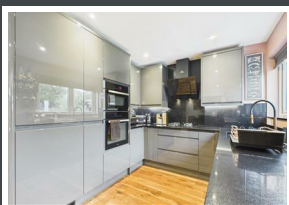
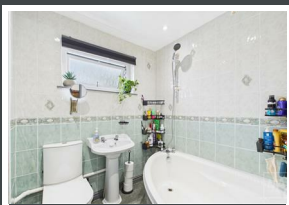
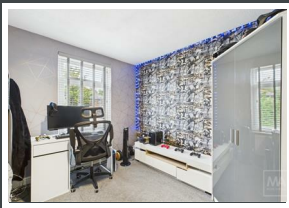
Items may be available under separate negotiation.











## 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.



Ground Floor



Floor 1



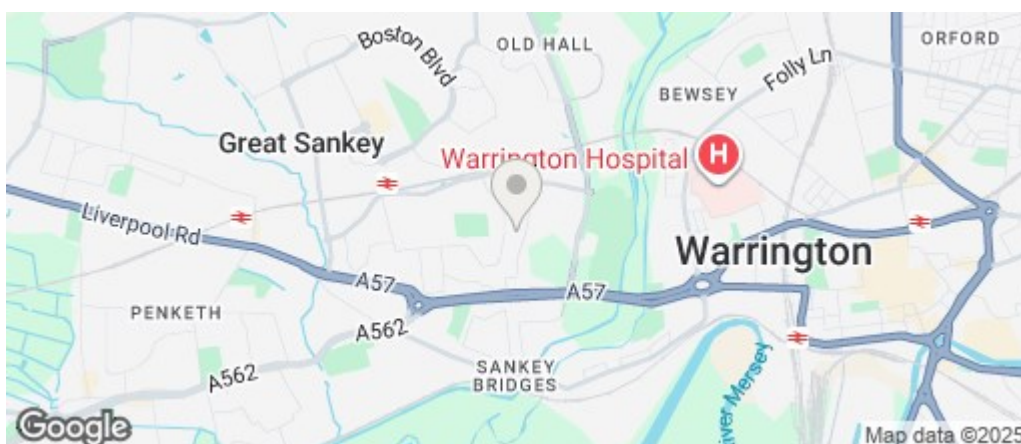
Approximate total area<sup>(1)</sup>  
1037 ft<sup>2</sup>  
Reduced headroom  
1 ft<sup>2</sup>

(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>		86
(69-80) <b>C</b>	76	
(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



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