



# Wensleydale Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Five Double Bedrooms
- Extensively Extended
- Wrap-Around Garden
- Double Garage
- Driveway Parking
- Three Reception Rooms
- Freehold Title
- Corner Position
- Close To Schools
- Whittle Hall Location

## INTERNAL

The ground floor welcomes you with a spacious and bright entrance hallway leading to multiple reception rooms, offering a variety of uses including formal dining, home office, family room or playroom. The heart of the home is situated within the generously sized extension, added to the kitchen, creating a utility room and two further family areas, ideal for everyday living and entertaining family and friends. A large lounge provides a cosy yet expansive setting for relaxing evenings, enhanced by natural light flooding in through dual-aspect windows and sliding doors leading out to the rear garden. Completing the downstairs is the convenient WC and access into the integral garage.

Upstairs, the accommodation continues to impress with five double bedrooms, all well-proportioned for families looking for space and comfort. The master suite benefits from fitted wardrobes within the dressing area and an En-suite bathroom, while the remaining bedrooms are served by a further En-suite and then a spacious family bathroom, offering comfort and convenience to all family members and guests. This home also benefits from a fitted home office, ideal for modern working, without taking away bedroom space.

## GARDEN

Externally, the property enjoys a wrap-around garden, offering excellent privacy and multiple areas to enjoy the outdoors. Whether it's entertaining guests, creating a play area for children, or simply enjoying some peace and quiet, the garden is a true asset to the home. The double garage and ample driveway parking add further practicality and excellent storage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)



## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is 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 highly 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:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

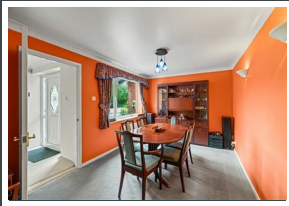
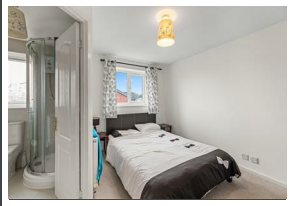
Not included in the asking price.

Items may be available under separate negotiation.







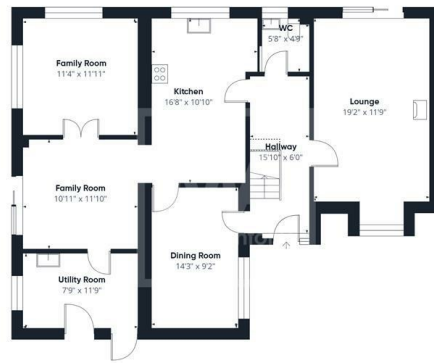


## IMPORTANT NOTICE

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.



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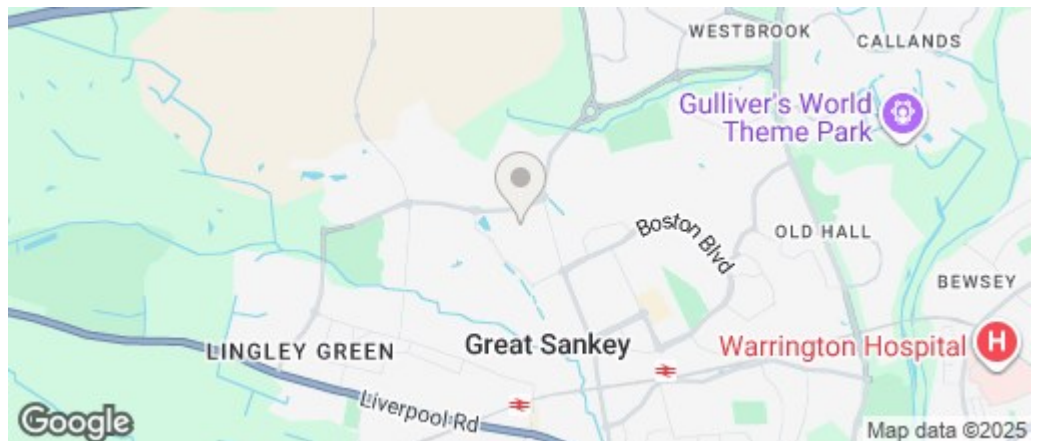
Approximate total area<sup>1</sup>  
2012 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(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) 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                     |         |           |
|                                             | 74      | 78        |

## 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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