



Calf Hey, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Driveway Parking
- Freehold Title
- Close To Schools
- Two Bathrooms
- Sought-After Location
- Modern Décor
- Close To Amenities
- Three Bedrooms
- Low Maintenance Garden

INTERIOR

This beautifully presented three-bedroom detached family home is perfectly situated in a highly sought after location, offering the ideal blend of comfort, convenience and modern living. The spacious ground floor opens with an inviting entrance hall leading to a generous lounge, beautifully enhanced by a charming bay window that floods the room with natural light. This elegant feature not only brightens the space but also creates a warm and welcoming atmosphere, perfect for both relaxing and entertaining. The heart of this home is the open-plan kitchen and dining area, newly upgraded to a high specification and featuring direct access to the rear garden through elegant bi-fold doors. The kitchen showcases premium integrated appliances, a stylish central island, and a dedicated seating area—creating a perfect space for cooking, dining, and entertaining. The ground floor concludes with a hidden utility and private WC. As you ascend the staircase to the first floor, you'll discover three beautifully appointed bedrooms, including a stylish master suite featuring fitted wardrobes and a contemporary en-suite bathroom. The remaining two bedrooms are well-proportioned and share a modern family bathroom, ideal for family living.

GARDENS

The property features a beautifully landscaped, low-maintenance garden designed for easy enjoyment. A neat patio area provides the perfect spot for outdoor dining or relaxation, while well-kept greenery and decorative planting add a touch of colour and charm throughout the seasons. Offering a balance of style and simplicity, this garden creates a peaceful outdoor retreat without the need for extensive upkeep.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb Via Sky



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: Freehold

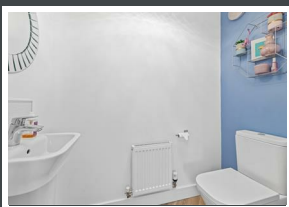
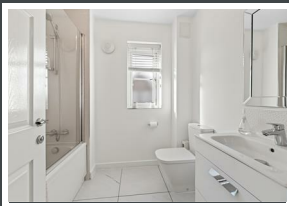
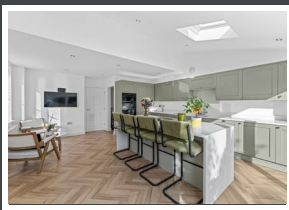
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

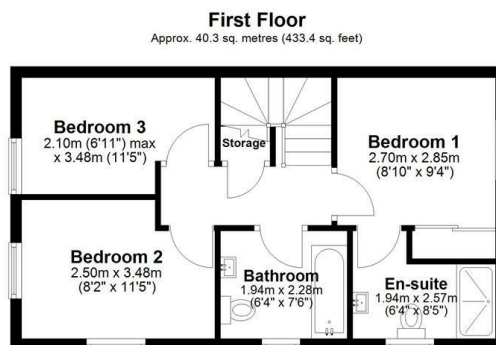
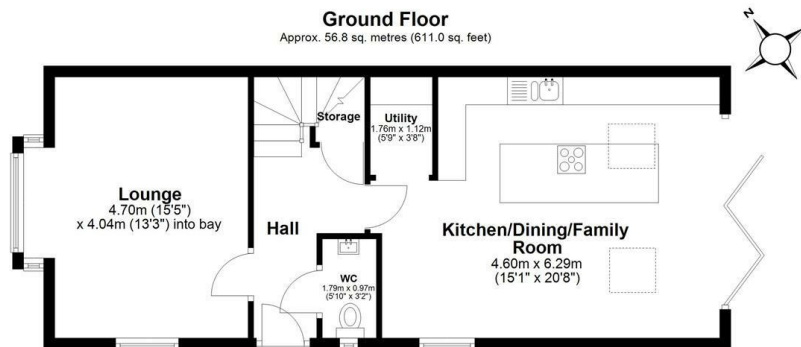
Items may be available under separate negotiation.





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.



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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