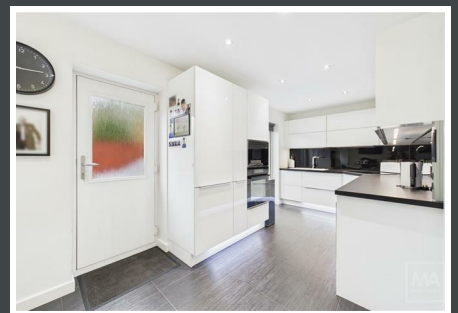
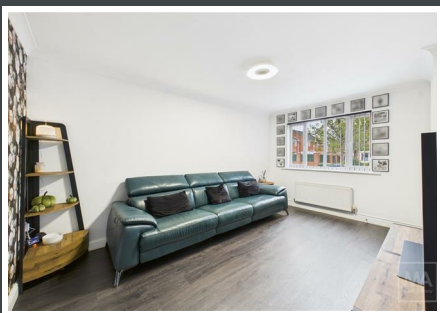




Mildenhall Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold Title
- Three Bedrooms
- Driveway and Integrated Garage
- Sought After Location
- Modern Kitchen Diner
- Underfloor Heating
- Main Bedroom With En Suite
- Good Sized Garden
- Stylish Interior
- Bright And Airy Lounge

INTERIOR

Entry to this property is granted via the hallway, providing access to the bright and airy lounge designed for family relaxation, along with an adjacent spacious German kitchen-diner boasting sleek cabinets, integrated appliances, under floor heating and a generous dining space for evening meals. The kitchen is set to the rear of the property and provides charming views of the rear garden. Leading off the kitchen area you will find a handy WC and access to the garden adding practicality and charm. There is also the addition of a utility space in the garage with internal door access.

As you ascend to the first floor, you'll discover three inviting bedrooms and a stylish family bathroom. All bedrooms benefit from built in wardrobes, perfect for storage, with the main bedroom enjoying the added comfort of a private En-suite, combining convenience with a touch of luxury.

GARDEN

The garden features a low-maintenance lawn and a stylish decked patio, ideal for outdoor furniture and entertaining. Thoughtfully designed plant nooks add a touch of greenery, creating the perfect setting for seamless indoor-outdoor living. To the front of the property is a good sized driveway with the addition of an integrated garage providing excellent storage or potential for further use. A superbly practical outdoor setup.

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: C

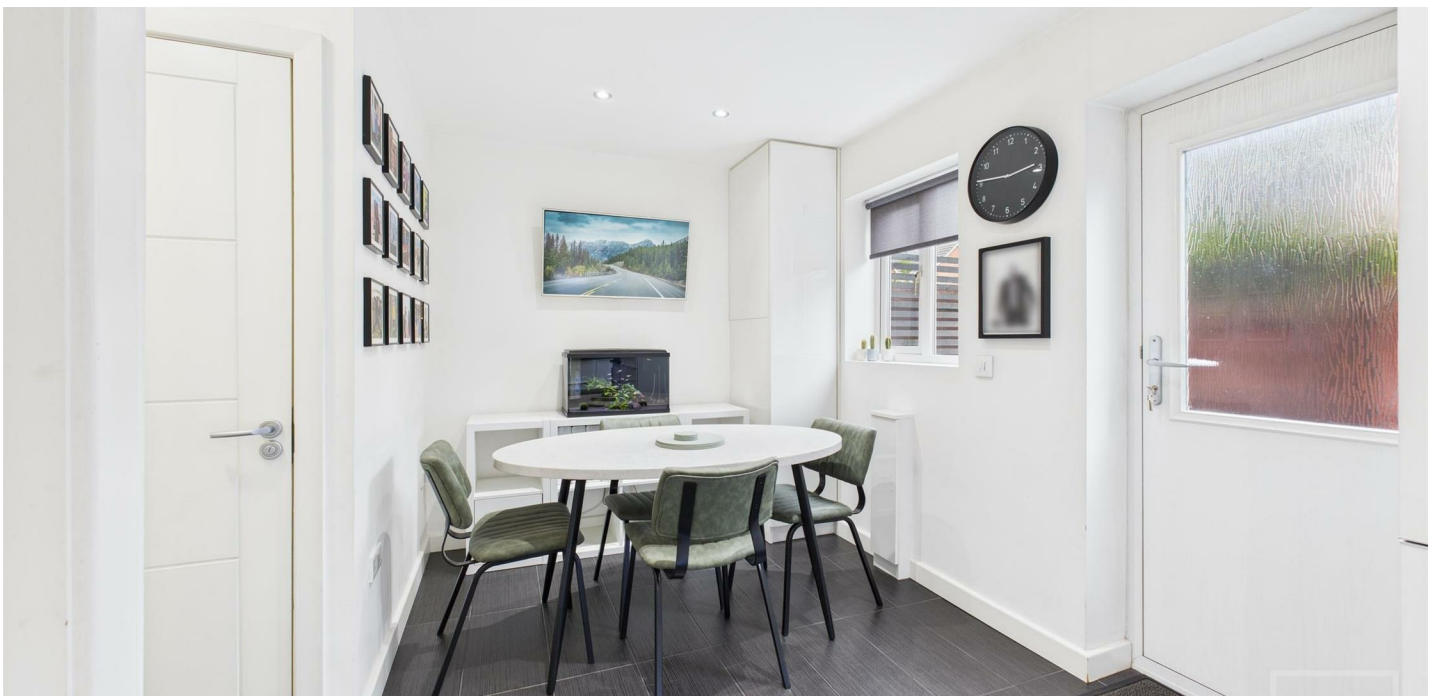
Tenure: Freehold

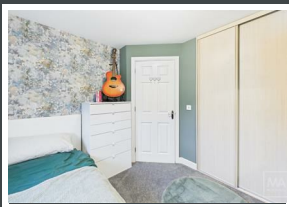
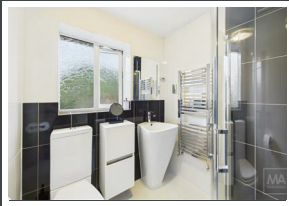
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

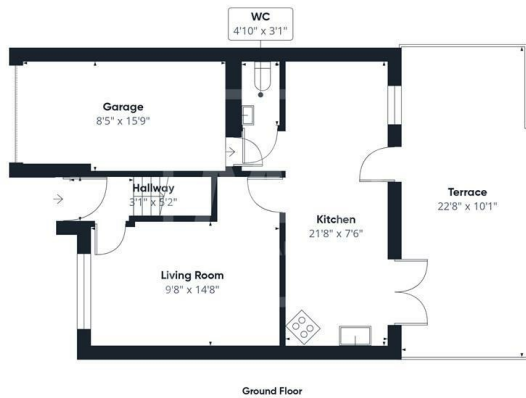
Items may be available under separate negotiation.





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



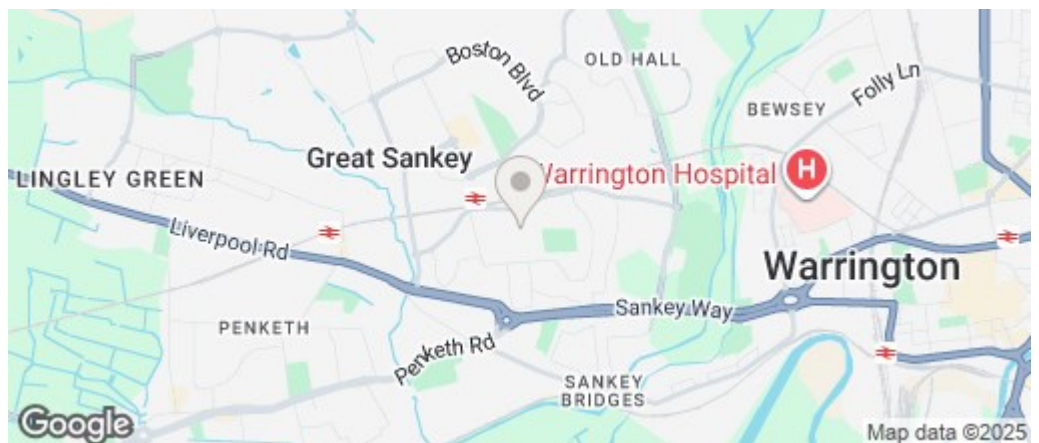
Approximate total area⁽¹⁾
984 ft²

Balconies and terraces
228 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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070