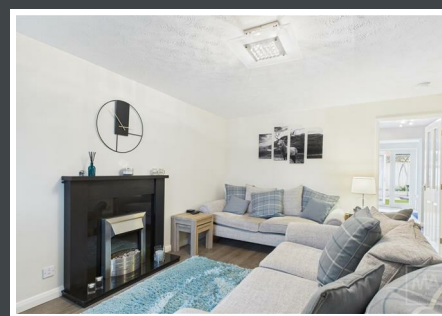
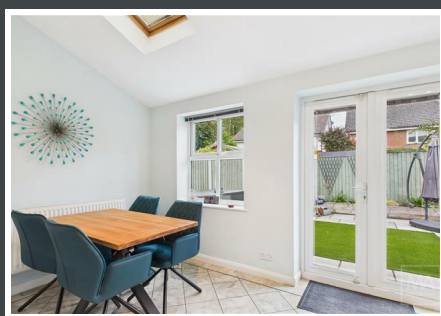




Barbondale Close, Great Sankey Warrington, Cheshire



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HIGHLIGHTS

- Three Bedrooms
- Extended
- Freehold Title
- Desirable Location
- Quiet Cul-De-Sac
- Whittle Hall
- Driveway Parking
- Lovely Garden
- Close To Schools
- Motorway Links

INTERIOR

Tucked away in a quiet cul-de-sac within the highly sought-after Whittle Hall residential area, this beautifully presented three-bedroom semi-detached home offers comfortable family living with the added benefit of a freehold title. The property features driveway parking, a lovely landscaped rear garden, and has been extended to the rear to create a stunning family room with views over the garden — perfect for relaxing or entertaining. The open kitchen/dining area provides ample space and storage for busy family mealtimes whilst offering a fantastic setting for family get togethers. Completing the downstairs is the handy utility room.

Upstairs, you are presented with two double bedrooms and a third bedroom, ideal as a children's room, home office or dressing room. In addition, there is a good-sized shower room servicing family and guests. This well-maintained home blends practicality and charm, making it an ideal choice for families, first-time buyers, or downsizers looking for a peaceful yet well-connected location.

GARDEN

Having the benefit of quiet surroundings, this home showcases a lovely rear garden, beautifully landscaped to offer a low-maintenance outdoor space, ideal for relaxation and entertaining during the summer months. To the front, there is driveway parking for multiple vehicles and a well-presented front garden, adding to this home's curb appeal.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: 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 Borough Council

Council Band: C

Tenure: Freehold

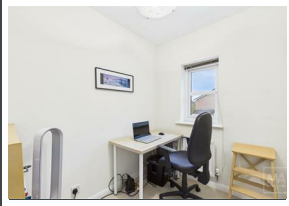
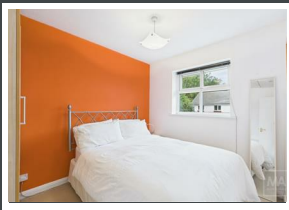
(Property tenure to be confirmed by solicitors)

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.



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Ground Floor



Floor 1



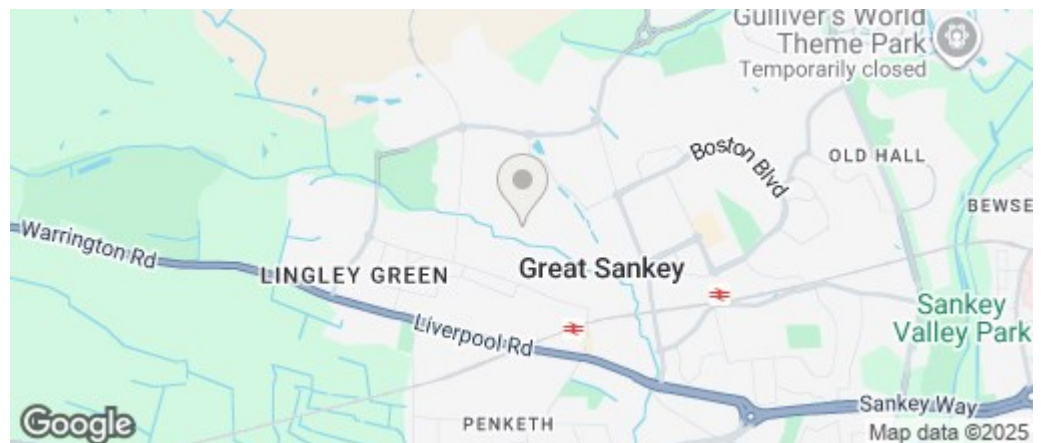
Approximate total area⁽¹⁾
897 ft²

(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	

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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