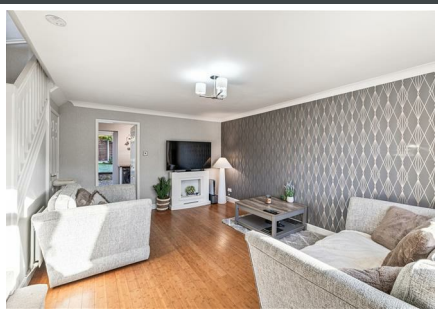




Fleetwood Close, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Sought-After Location
- Driveway Parking
- Close To Amenities
- First Time Buyers
- Detached Family Home
- Private Rear Garden
- Modern Throughout
- Close To Schools
- Move In Ready

INTERIOR

Situated in the highly desirable area of Great Sankey, this charming three-bedroom detached home is the perfect blend of modern style, comfort, and convenience. This beautifully presented home offers modern décor throughout and a bright, welcoming atmosphere. The spacious lounge features contemporary finishes and ample natural light, creating an ideal space for relaxing or entertaining. To the rear of the property you will find a sleek kitchen boasting integrated appliances, ample counterspace and designated area for family dining. The kitchen benefits from direct access to the rear garden via patio doors, providing an ideal layout for easy outdoor dining and convenient supervision of children while they play. The downstairs concludes with a handy WC. As you ascend the staircase, you will find three bedrooms and a modern family bathroom. The master bedroom provides ample space for your design ideas to come to life whilst the remaining bedrooms act as the perfect guest room, walk in wardrobe and home study.

GARDEN

Externally, the property offers both front and rear gardens. The low-maintenance front garden adds a welcoming splash of colour to the entrance walkway, creating an attractive first impression. To the side of the home, a driveway provides convenient off-street parking for two cars. The rear garden is private and not overlooked, creating a tranquil environment with plenty of space to unwind

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 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. 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: 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

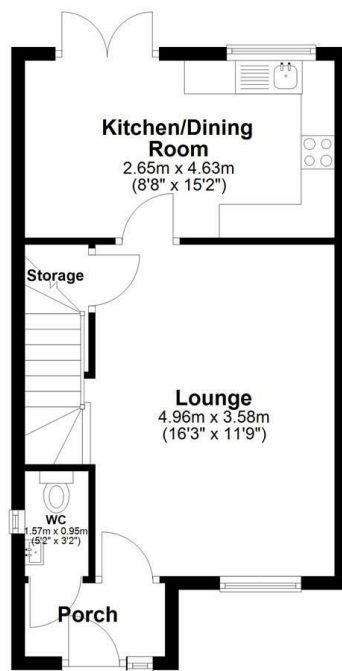
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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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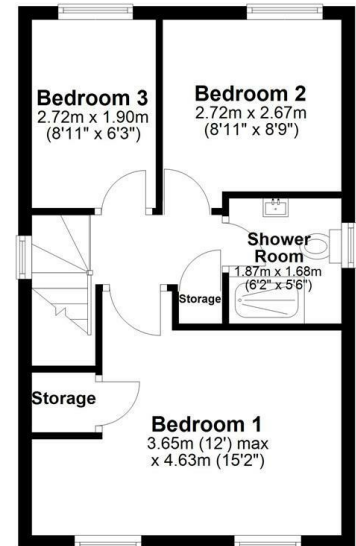
Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)

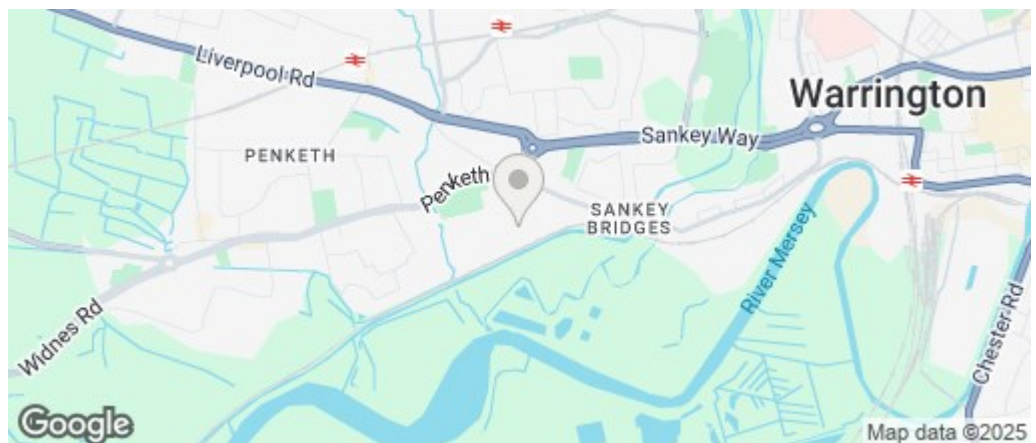


First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)



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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