



Wharfdale Close, Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Private Rear Outlook
- One-Level-Living
- Great Transport Links
- Bright and Airy
- Large Driveway
- Spacious Interiors
- Close To Amenities
- Stunning Rear Garden
- Garage

INTERIOR

Situated in the heart of Great Sankey, this beautifully maintained detached three-bedroom bungalow offers a rare opportunity to enjoy single-storey living in a highly sought-after location. The property boasts a welcoming entrance hall leading to a spacious lounge filled with natural light and enjoying a tranquil, private rear outlook over mature gardens. A well-appointed kitchen provides ample storage and workspace providing the perfect space for meal preparation. All three bedrooms are generously sized, with the main bedroom benefiting from fitted wardrobes and an En-suite bathroom. The property also boasts a modern family bathroom providing all of the necessities for your daily routine.

GARDEN

To the rear of the property, you will find a beautifully maintained garden with a private outlook creating a peaceful and serene retreat perfect for outdoor dining or summer relaxation. The garden features neatly landscaped lawns, mature borders, and a patio area. A driveway can be found to the front of this home and can accommodate multiple vehicles.

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 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: D

Tenure: Freehold

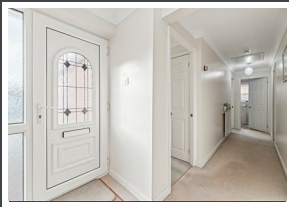
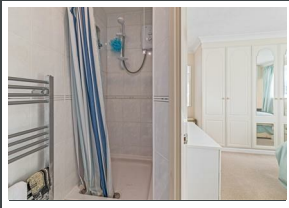
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

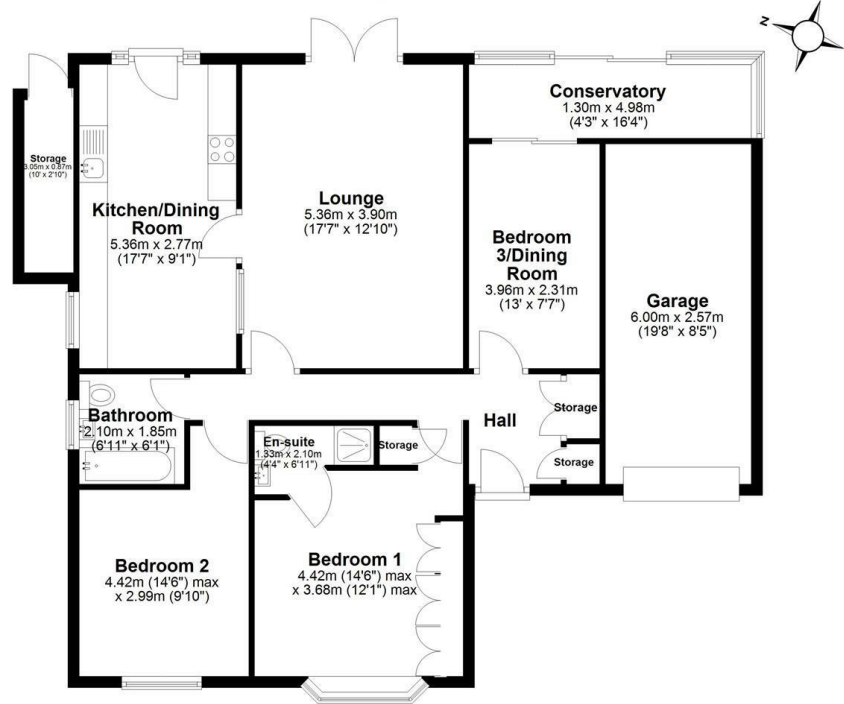




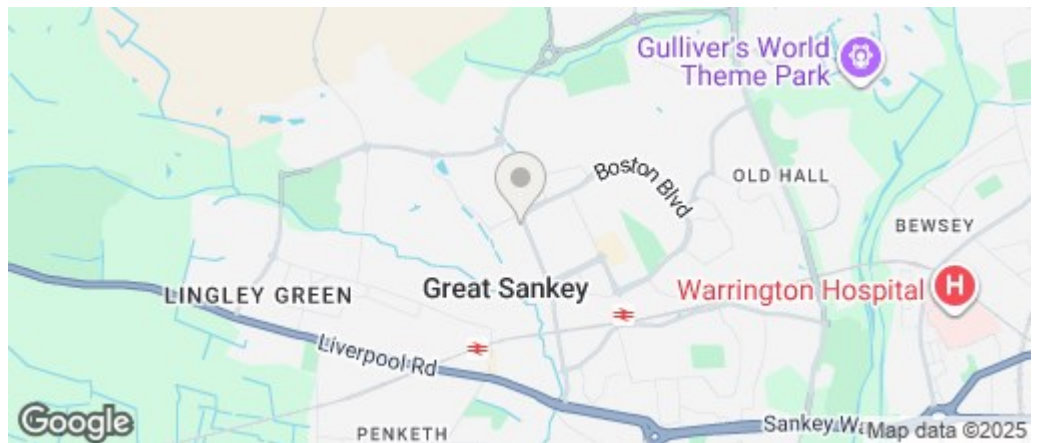
IMPORTANT NOTICE

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.

Ground Floor
Approx. 113.5 sq. metres (1221.4 sq. feet)



Total area: approx. 113.5 sq. metres (1221.4 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		
	60	70
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