



## Calf Hey, Great Sankey Warrington

Detached Home • Perfect for Families • Four Generous Bedrooms • Gorgeous Interior • Stunning Kitchen/Diner  
• Ample Living Space • Modern Throughout • Landscaped Garden • Freehold Title • Fantastic Plot



**Mark Antony**  
SALES & LETTING AGENTS

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## INTERIOR

Stepping inside, you are welcomed by an inviting hallway that leads into a spacious lounge, thoughtfully designed to a modern standard and offering ample room for relaxing or entertaining guests. The lounge boasts a beautiful bay window, allowing natural light to flood the space.

The heart of the home is the stunning kitchen/diner/family room, featuring contemporary fittings, high-quality appliances, and plenty of space for family meals or social gatherings. This family area is enhanced by skylights, again filling the room with natural light, and patio doors that open out onto the spectacular garden. Completing the ground floor is a separate utility room, WC, and a versatile office that can be tailored to suit a variety of needs.

The property offers four generous bedrooms, each benefiting from excellent natural light and flexibility for use as bedrooms, guest accommodation, or even an additional home office if desired. The principal bedroom features fitted wardrobes and a stylish en-suite.



## GARDEN

The home sits on a fantastic plot, boasting a beautifully landscaped garden that has been thoughtfully designed for both relaxation and recreation, making it ideal for children and adults alike. The generous, private rear garden is laid with low-maintenance artificial lawn and complemented by a stunning patio area with raised planters, creating an attractive and practical outdoor space. There is ample room for outdoor furniture, making it perfect for entertaining friends or enjoying the summer months. The property also benefits from a detached garage, while to the front there is driveway parking available.



## 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

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B







Main area: Approx. 124.3 sq. metres (1338.4 sq. feet)  
 Plus garages, approx. 17.6 sq. metres (189.0 sq. feet)

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
 Please use Street or contact us to  
 arrange a viewing.

## CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
 Items may be available under  
 separate negotiation.

**Note:** 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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