



Mayfair Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- No Onward Chain
- Garage
- Lovely Garden
- Freehold
- Three Bedrooms
- Substantial Driveway
- Conservatory
- Cul-De-Sac
- Near To Amenities

DESCRIPTION

Situated in a desirable neighbourhood, a delightful bungalow offered for sale with no onward chain. Celebrating three bedrooms, a shower room and a conservatory overlooking the lovely rear garden. Perfectly situated in an attractive area of Great Sankey, nestled in a quiet cul-de-sac and close to local amenities and transport links. Don't miss the opportunity to make this charming property your new home. Schedule a viewing today to experience all it has to offer!

This property showcases a generous lounge that exudes a sense of space and light with the large bay window flooding the room with natural light, enhancing the welcoming atmosphere. The kitchen provides ample storage space and integrated appliances whilst the bathroom has been upgraded to a shower/wet room, for added convenience. A highlight of this home is the inviting conservatory, offering a relaxing space to unwind and enjoy views of the garden. There are three comfortable bedrooms each providing restful retreats for all family members and guests with bedroom two offering built-in wardrobes and the option for a second reception room.

GARDEN

Tucked away in a peaceful location, this inviting bungalow boasts a landscaped front garden, complete with lush greenery and attractive flower beds, creating a welcoming first impression. The rear garden offers a lovely private retreat, perfect for outdoor dining and entertaining during the summer months. There is also the added benefit of a garage and substantial driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall/Porch
- 6.58m x 3.13m Lounge
- 3.80m x 3.01m Kitchen
- 1.63m x 1.97m Shower Room
- 4.36m x 3.17m Bedroom One
- 3.63m x 3.01m Bedroom Two
- 1.66m x 3.01m Bedroom Three
- 2.70m x 3.62m Conservatory
- 5.96m x 2.72m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION - GREAT SANKEY

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.



DISTANCES

- Great Sankey Neighbourhood Hub 0.5 mile walk
- Gemini Retail Park 3 mile walk
- Warrington Town Centre 3.5 miles
- Manchester Airport 23 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 14 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

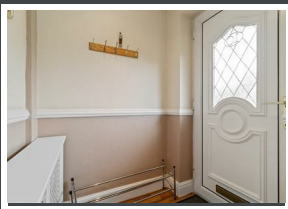
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



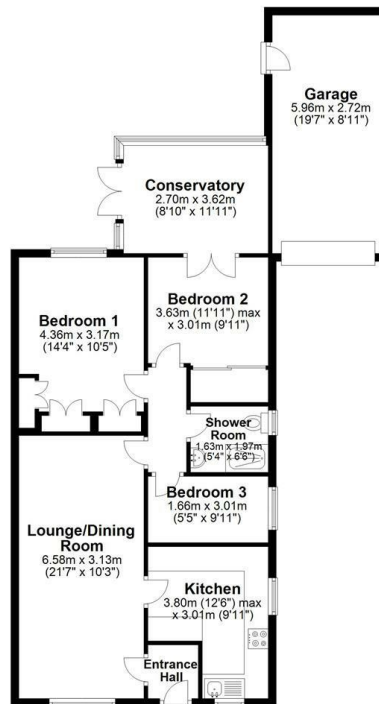


IMPORTANT NOTICE

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.

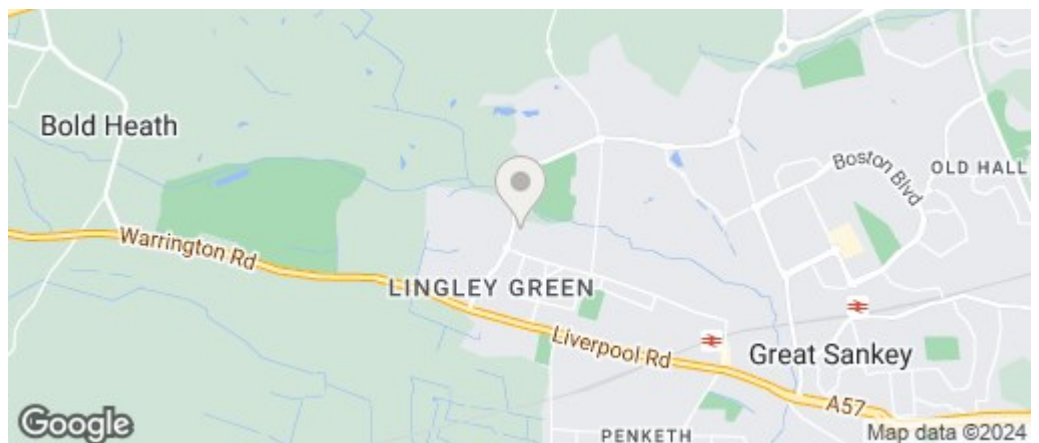
Ground Floor

Approx. 95.1 sq. metres (1023.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenRights.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070