



21 Ward Close, Great Sankey

£400,000

Four Bedrooms • Detached Family Home • Quiet Position • Ample Driveway Parking • Garage • Freehold Title •
Three Reception Rooms • Two Bathrooms • Close To Motorway • No Onward Chain



Mark Antony
SALES & LETTING AGENTS



INTERNAL

The ground floor offers **three well-proportioned reception rooms**, providing flexible living space suitable for formal entertaining, family living, home working, or playroom use. These rear rooms enjoy pleasant outlooks over the mature garden, creating a calm and inviting atmosphere throughout the home. The kitchen offers ample space for family mealtimes along with the adjacent dining room showcasing sliding doors, opening into the garden.

Upstairs, the property provides **four double bedrooms**, all capable of accommodating family or guests, along with **two bathrooms**, making it well suited to modern family life.



EXTERNAL

Externally, the property is surrounded by **mature greenery**, offering a sense of privacy and tranquility that will particularly appeal to keen gardeners. The outdoor space provides a wonderful canvas for landscaping, planting, or creating relaxing seating areas. To the front, there is an **ample driveway providing off-road parking for multiple vehicles**, in addition to an **integral garage** offering further parking or storage.

The location combines a **quiet residential setting** with **excellent accessibility**, benefiting from **convenient motorway links** that make it ideal for commuters, while still enjoying a calm and established neighbourhood environment.



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.

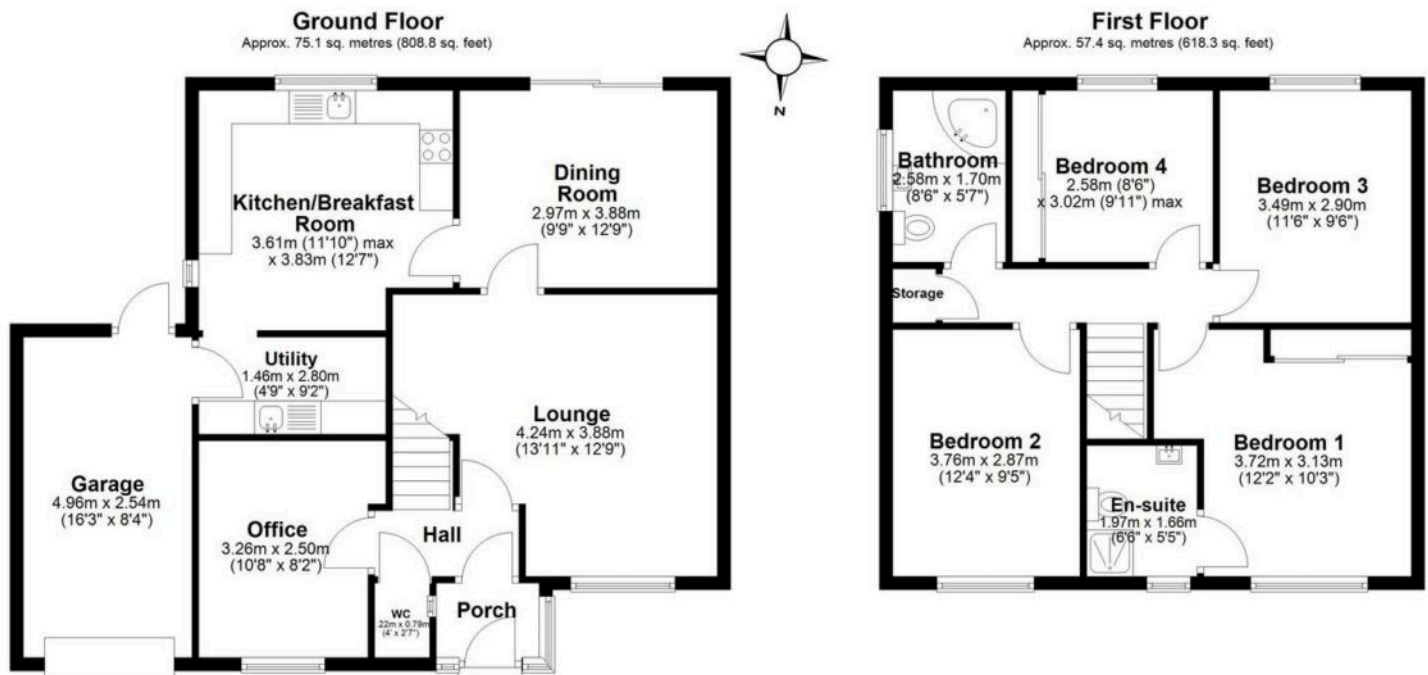
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Total area: approx. 132.6 sq. metres (1427.1 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.