



Brightwell Close, Great Sankey Warrington, Cheshire

Detached Family Home • Four Bedrooms • South Facing Garden • Integrated Garage • Modern Throughout •
Excellent Location • Two Bathrooms And WC • Freehold Title • Close To Local Amenities • Ample Parking



Mark Antony
SALES & LETTING AGENTS



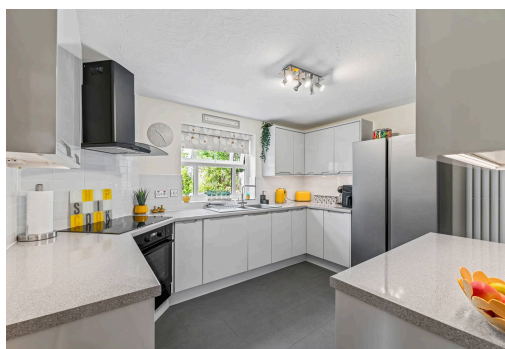
INTERIOR

Step into this immaculate family home through a bright and welcoming entrance hallway. To the right, the spacious lounge is beautifully presented, featuring a striking bay window that fills the room with natural light, alongside a fitted multi-fuel burner that creates a warm and inviting focal point. Continuing through the property, you'll find a contemporary kitchen fitted with a stylish range of sleek cabinetry, offering ample storage and generous worktop space, complemented by a selection of integrated appliances. Undoubtedly the heart of the home is the impressive extended dining and family room. French doors open seamlessly onto the rear garden, while direct access to the integrated garage adds further practicality. The ground floor is completed by a separate utility room and a convenient WC. Upstairs, the property continues to impress with four well-proportioned bedrooms. Three bedrooms benefit from built-in wardrobes, with the principal bedroom further enhanced by its own stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.



EXTERIOR

The stunning South Facing rear garden has been expertly landscaped to create a private outdoor sanctuary. Designed with both entertaining and everyday enjoyment in mind, it features expansive porcelain terraces, providing multiple seating and dining areas, complemented by a well-maintained central lawn. Mature trees, established planting and carefully designed borders offer a wonderful sense of privacy and greenery, while a decorative gravelled feature garden adds an elegant finishing touch. The garden further benefits from fitted power sockets and elegant lighting throughout the patio. Beautifully presented throughout, this exceptional outdoor space provides the perfect extension of the home's living accommodation to enjoy the sun throughout the day. To the front, the property provides excellent curb appeal and benefits from ample off road parking as well as an integrated garage, perfect for extra storage.



LOCATION

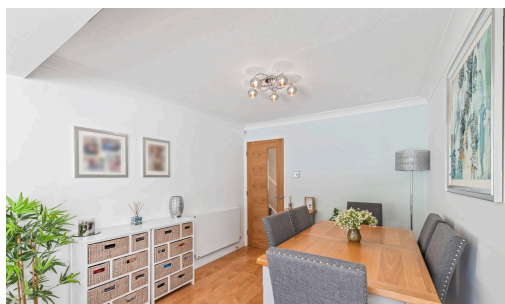
An attractive suburb located west of Warrington town centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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.

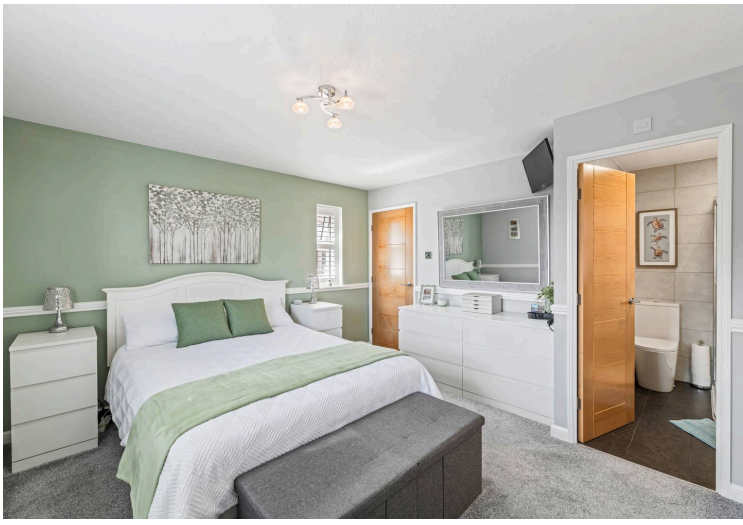
GENERAL INFORMATION

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







Tel: 01925 267070

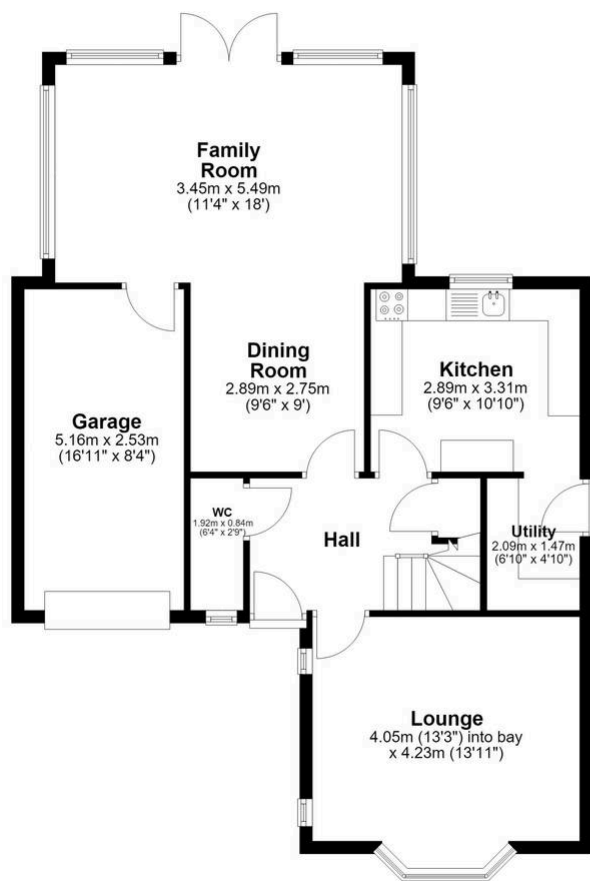
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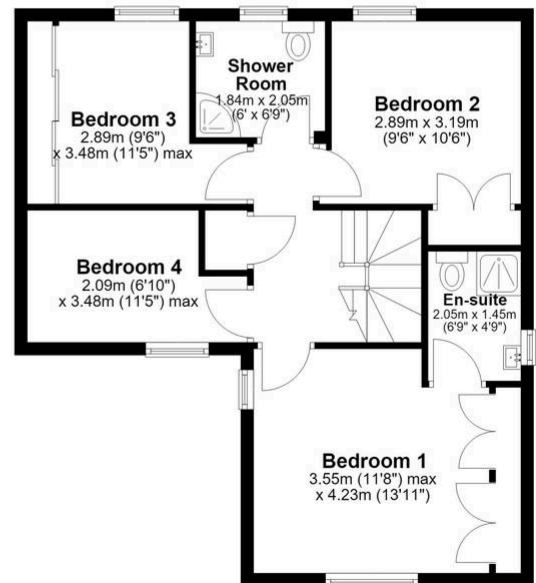
Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 134.9 sq. metres (1452.2 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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