



Woodale Close, Great Sankey Warrington, Cheshire

Detached Family Home • Freehold Title • Excellent Location • Four Bedrooms • Three Bathrooms And W.C •
Detached Double Garage • Generous South Facing Garden • Ample Off Road Parking • Modern Interior • Close
To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering, you are welcomed by a bright and spacious hallway that immediately sets the tone for the quality and space found throughout. To the right, a generous bay-fronted lounge provides the perfect retreat for relaxing, with internal doors leading through to the true heart of the home. The impressive open-plan kitchen and dining area offers a fantastic social space. The contemporary kitchen is fitted with a range of sleek cabinetry, providing ample storage and worktop space, alongside a selection of integrated appliances. A practical breakfast bar seamlessly connects the kitchen to the dining area, while double bi-fold doors open onto the rear garden. The ground floor is further enhanced by a versatile second reception room together with a convenient downstairs W.C. To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom is a standout feature, boasting a bay window, attractive alcove detailing, fitted wardrobes, and a stylish contemporary en-suite shower room. Bedroom two also benefits from fitted wardrobes and its own en-suite facilities. The remaining bedrooms are served by a modern three-piece family bathroom, completing the accommodation.



EXTERIOR

The beautifully landscaped rear South Facing garden provides a wonderful outdoor space for both relaxation and entertaining. A substantial raised decking area extends directly from the property, creating the perfect setting for al fresco dining and summer gatherings. Well-designed retaining walls with planted borders add character and colour, while the generous lawn offers plenty of space for children to play or keen gardeners to enjoy. To the front, the property is an attractive position within this desirable residential setting, the property boasts excellent kerb appeal with a well-maintained front garden, mature planting, and a generous driveway providing ample off-road parking. A detached double garage offers further parking and storage solutions, while a paved pathway leads to the welcoming entrance.



LOCATION

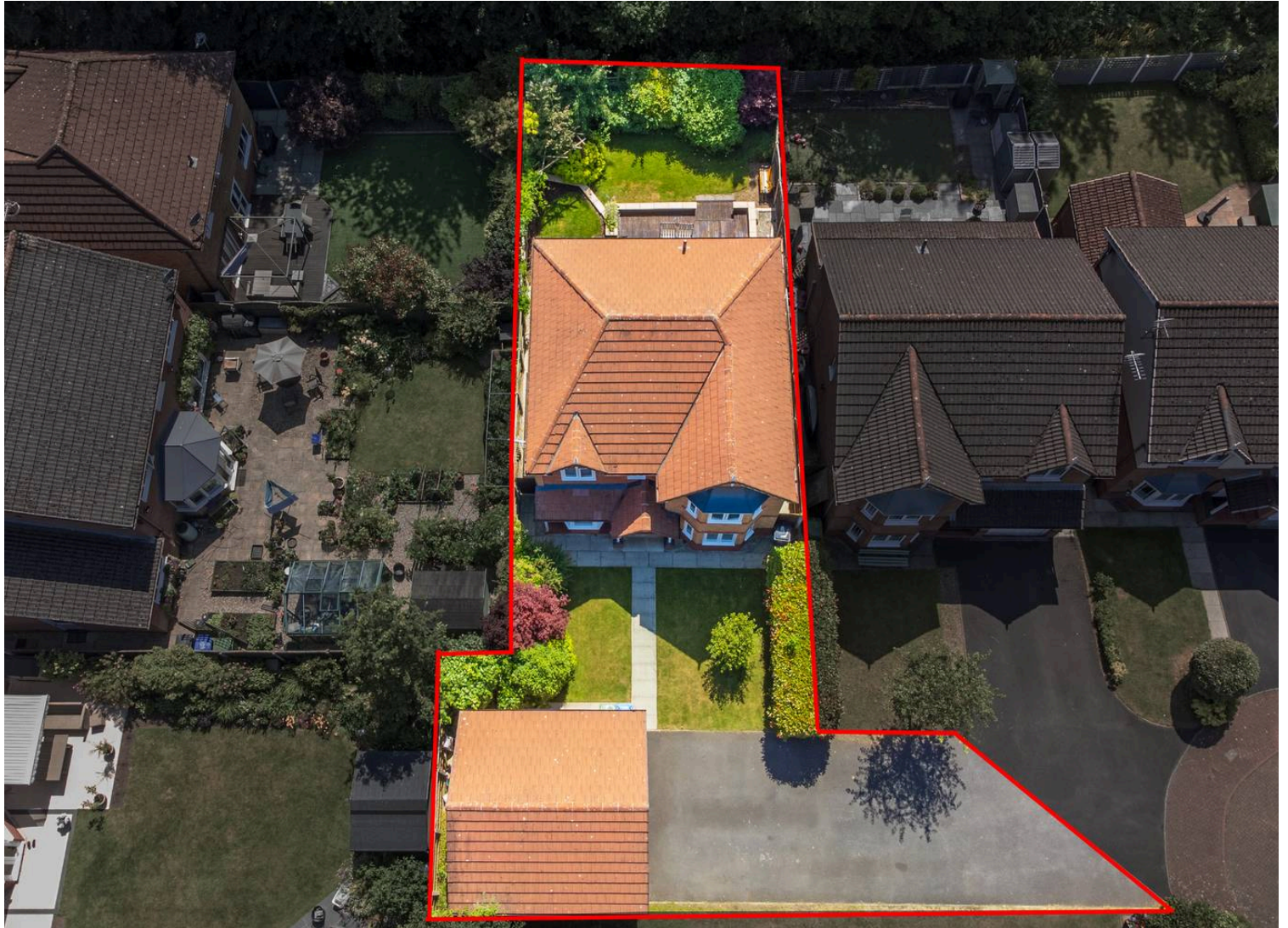
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary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

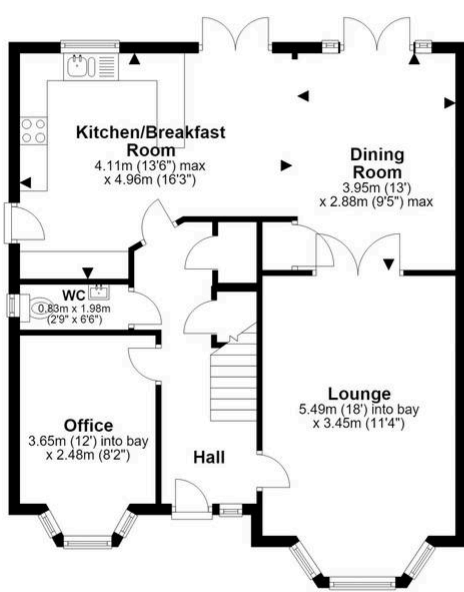
Tenure: Freehold

EPC Energy Efficiency Rating: C



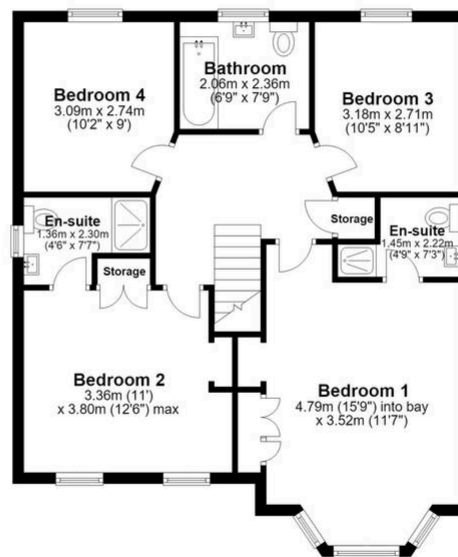
Ground Floor

Approx. 69.3 sq. metres (746.3 sq. feet)



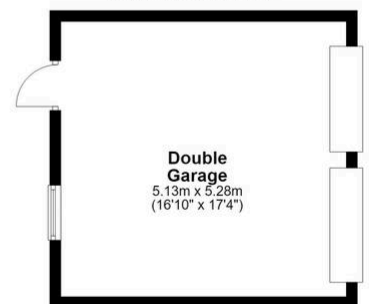
First Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus garages, approx. 27.1 sq. metres (291.6 sq. feet)



Main area: Approx. 138.3 sq. metres (1488.7 sq. feet)
 Plus garages, approx. 27.1 sq. metres (291.6 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.