



Audre Close, Great Sankey Warrington, Cheshire

Detached Family Home • Extensive Plot • Generous Garden With Pizza Oven • Ample Parking And E.V Charging • Excellent Location • Three Bedrooms • Four Piece Bathroom And WC • Close To Local Amenities • Freehold Title • Open Plan Living



Mark Antony
SALES & LETTING AGENTS



INTERIOR

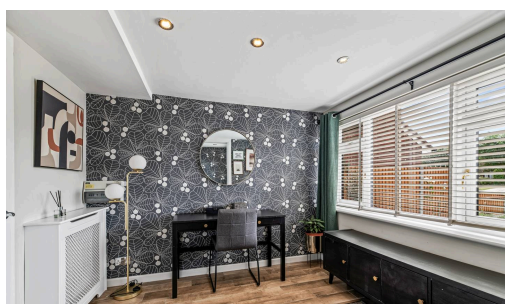
Step into this beautifully presented home via a bright and welcoming entrance hallway, which leads through to a spacious full-length lounge and dining room. Flooded with natural light, this impressive living space features a charming fireplace, creating a warm and inviting focal point for relaxing and entertaining alike. The kitchen is conveniently positioned just off the dining area, offering excellent flexibility for everyday living and hosting. It is fitted with a stylish range of contemporary cabinetry, providing ample storage and generous worktop space, alongside a selection of integrated appliances. A breakfast bar creates a natural connection to the conservatory. Completing the ground floor is a further reception room, offering flexibility as a home office, playroom or snug, together with a separate utility room and a convenient WC. Upstairs, the home continues to impress with three well-proportioned bedrooms. These are served by a contemporary four-piece family bathroom, offering the perfect place to unwind and relax.



EXTERIOR

The rear garden is a true highlight of this exceptional home, thoughtfully designed to maximise both relaxation and entertaining. A generous decked terrace extends seamlessly from the living space, creating the perfect setting for al fresco dining, while the low-maintenance artificial lawn provides year-round greenery. At the rear of the garden, a second patio offers an ideal suntrap for enjoying the warmer months and features a built-in brick pizza oven, making it a fantastic space for hosting family and friends. Mature shrubs and well-stocked planters border the garden, enhancing the sense of privacy and creating a peaceful outdoor retreat.

To the front, the property offers ample off-road parking, complete with an EV charging point. A larger-than-average front lawn extends the full length of the property, creating an attractive approach and enhancing the home's kerb appeal.



LOCATION

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.

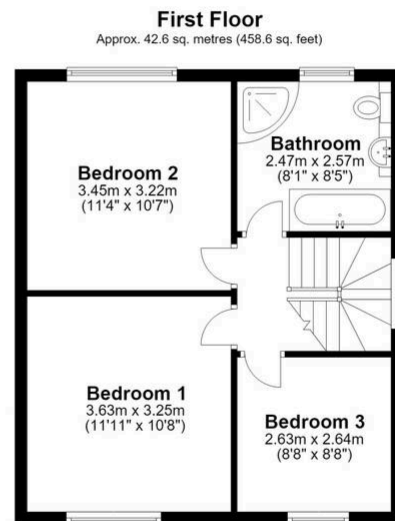
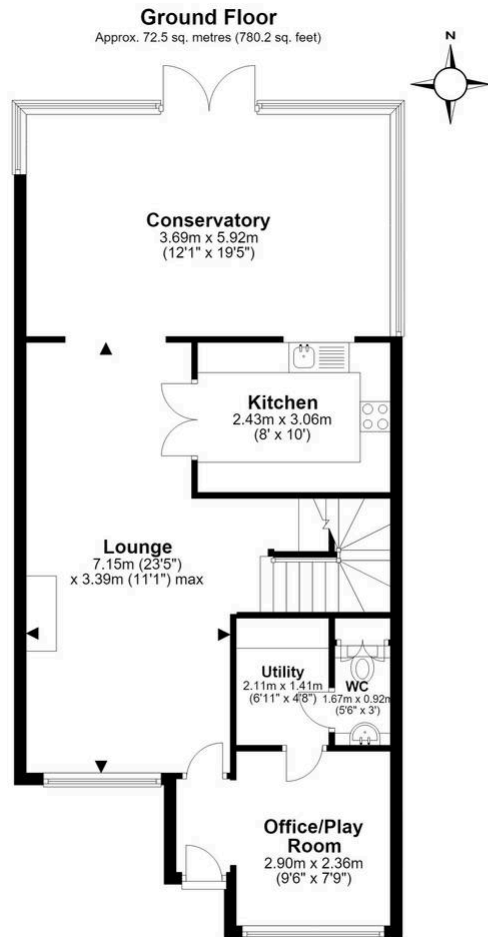
GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Total area: approx. 115.1 sq. metres (1238.8 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.