



Godshill Close, Great Sankey Warrington Cheshire

Freehold Title • Four Great Sized Bedrooms • Detached Family Home • Sought After Location • Charming Gardens That Are Well Maintained • Bright and Airy Throughout • Close To Schools • Close To Local Amenities • Two Modern Bathrooms • Detached Garage



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by a spacious entrance hallway that provides access to the well-appointed accommodation beyond. To the front of the property, the generous living room is flooded with natural light, creating a warm and inviting space that is perfect for relaxing and spending quality time with family. Continuing through the home, you will find a conveniently located downstairs WC, along with a practical utility room that adds to the functionality of the property. The heart of the home is the modern kitchen, which boasts integrated appliances, ample worktop space, and plenty of storage, making meal preparation both effortless and enjoyable. Completing the ground floor is the separate dining room, an ideal setting for family meals and entertaining guests.

To the first floor, the property offers four well-proportioned bedrooms. The spacious principal bedroom benefits from its own ensuite shower room, providing a private retreat and a sense of luxury.



Bedroom four is currently utilised as a home office, offering versatility to suit a variety of lifestyles and needs. The remaining bedrooms are served by a stylish three-piece family bathroom, completing the accommodation on offer.

GARDEN

To the rear of the property is a delightful garden, perfect for enjoying the summer sunshine and entertaining family and friends outdoors. The garden also benefits from a garage, providing valuable additional storage space. Completing the home is a private driveway to the rear, offering convenient off-road parking for added peace of mind.



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: E

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1324 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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