



Broadstone Close, Great Sankey Warrington, Cheshire

Detached Property • Four Bedrooms • Freehold Title • Generous Plot • Two Bathrooms And W.C • Driveway Parking And Detached Garage • Excellent Location • Separate Utility Room • South Facing Garden • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The generous lounge is a wonderful space to relax, with elegant French doors opening onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. At the heart of the home is the impressive double-aspect kitchen/dining room. The contemporary kitchen is fitted with a range of sleek cabinetry, offering ample storage and generous worktop space. A large central island provides a striking focal point while adding further preparation space and incorporating a selection of integrated appliances. French doors open directly onto the garden, making alfresco dining and summer entertaining effortless. The ground floor also benefits from a separate utility room, a convenient cloakroom/W.C., and a versatile second reception room. Upstairs, the property continues to impress with four well-proportioned double bedrooms, three of which feature built-in wardrobes. The principal bedroom enjoys the added luxury of a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



EXTERIOR

Externally, the property enjoys a generously sized, fully enclosed rear garden, offering a wonderful space for both relaxation and entertaining. Predominantly laid to lawn, the garden provides ample room for children to play or keen gardeners to personalise, while a paved patio adjoining the property creates the perfect setting for alfresco dining. A further decked seating area positioned to the rear offers an additional spot to unwind and enjoy the sunshine throughout the day. Well-stocked borders with a selection of established shrubs and trees add colour, while timber fencing ensures a good degree of privacy. The garden also benefits from gated side access and enjoys a pleasant, open feel, making it an ideal outdoor extension of this impressive family home. To the front, the property provides ample off road parking as well as a detached 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. Sankey Valley Park, which is on the doorstep for residents has plenty of attractions for all ages.

GENERAL INFORMATION

Council Tax band: E

Tenure: Freehold

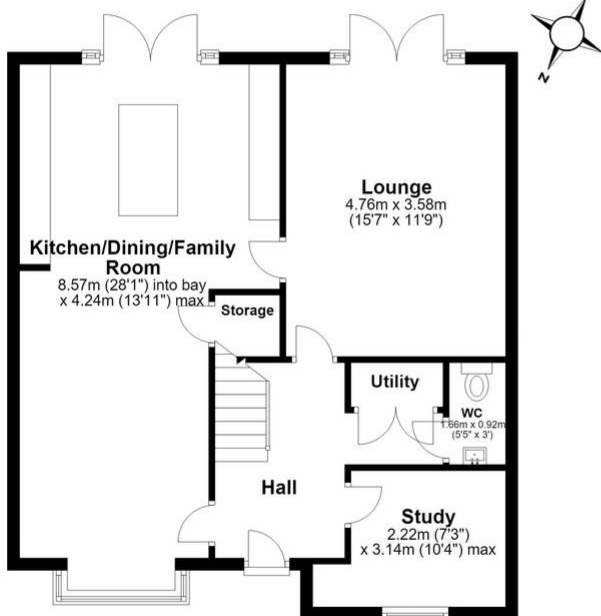
EPC Energy Efficiency Rating: B





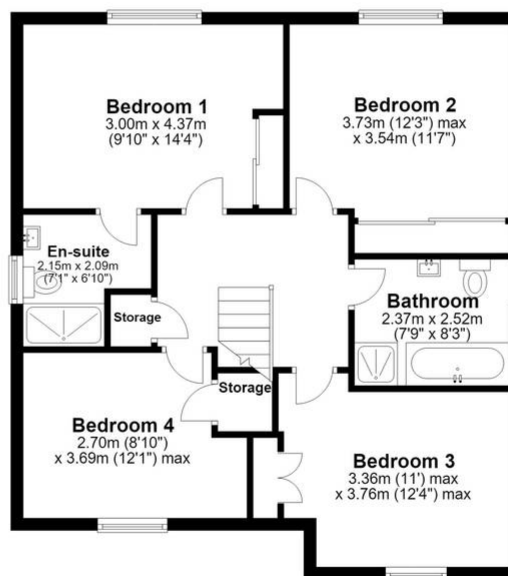
Ground Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



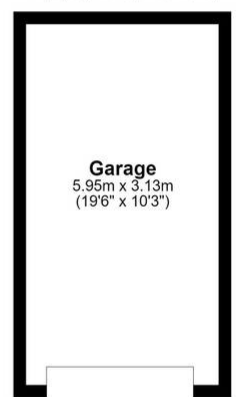
First Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 18.6 sq. metres (200.5 sq. feet)



Main area: Approx. 134.1 sq. metres (1443.6 sq. feet)

Plus garages, approx. 18.6 sq. metres (200.5 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.