



Woodhall Close, Great Sankey Warrington, Cheshire

Freehold Title • Two Double Bedrooms • Excellent Location • Driveway Parking • Generous Garden • Close To Local Amenities • Move In Ready • Ample Living Space • First Time Buyers • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



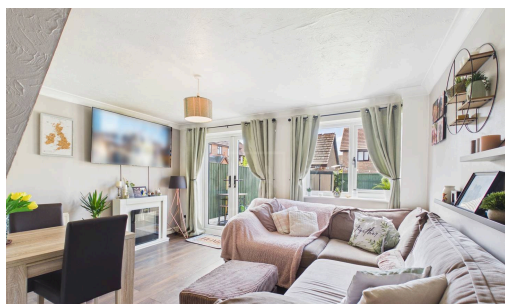
INTERIOR

Step into this inviting home via a bright, welcoming hallway that leads seamlessly into a spacious kitchen-diner. The kitchen offers generous storage, ample worktop space, and integrated appliances, while the dining area is perfectly arranged for both everyday family meals and entertaining guests. To the rear of the property, the lounge provides a relaxing retreat, enjoying pleasant views over the garden. French doors open directly out, allowing natural light to pour in and creating an effortless flow between indoor and outdoor living—ideal for entertaining. Upstairs, the property features two well-proportioned double bedrooms, both filled with natural light. The principal bedroom further benefits from a built-in storage cupboard. These rooms are complemented by a stylish, modern three-piece bathroom suite, offering a comfortable space to unwind.



EXTERIOR

The rear garden is a true showstopper, thoughtfully designed for both relaxation and entertaining. A stylish decking area extends directly from the lounge, creating the perfect space for al fresco dining. The garden also features a low-maintenance artificial lawn, ensuring year-round ease of upkeep, and leads to an attractive tiled patio at the rear. With multiple seating areas and a high degree of privacy, it offers an ideal setting to enjoy the sun throughout the day.



LOCATION

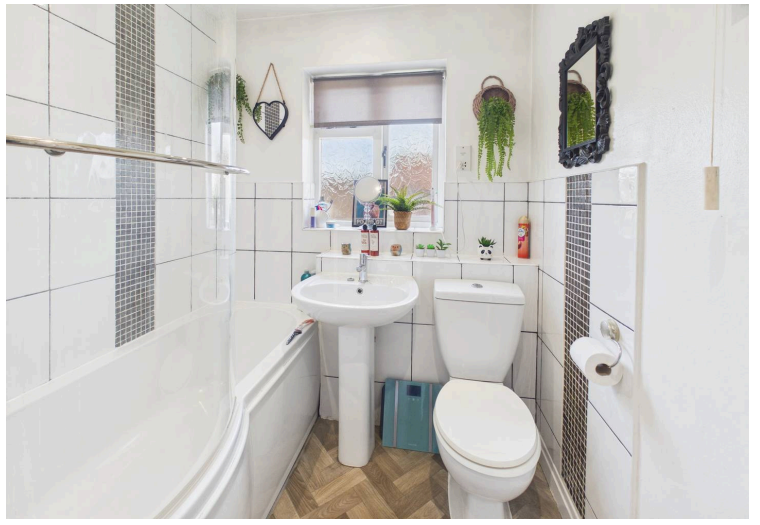
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants.

GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

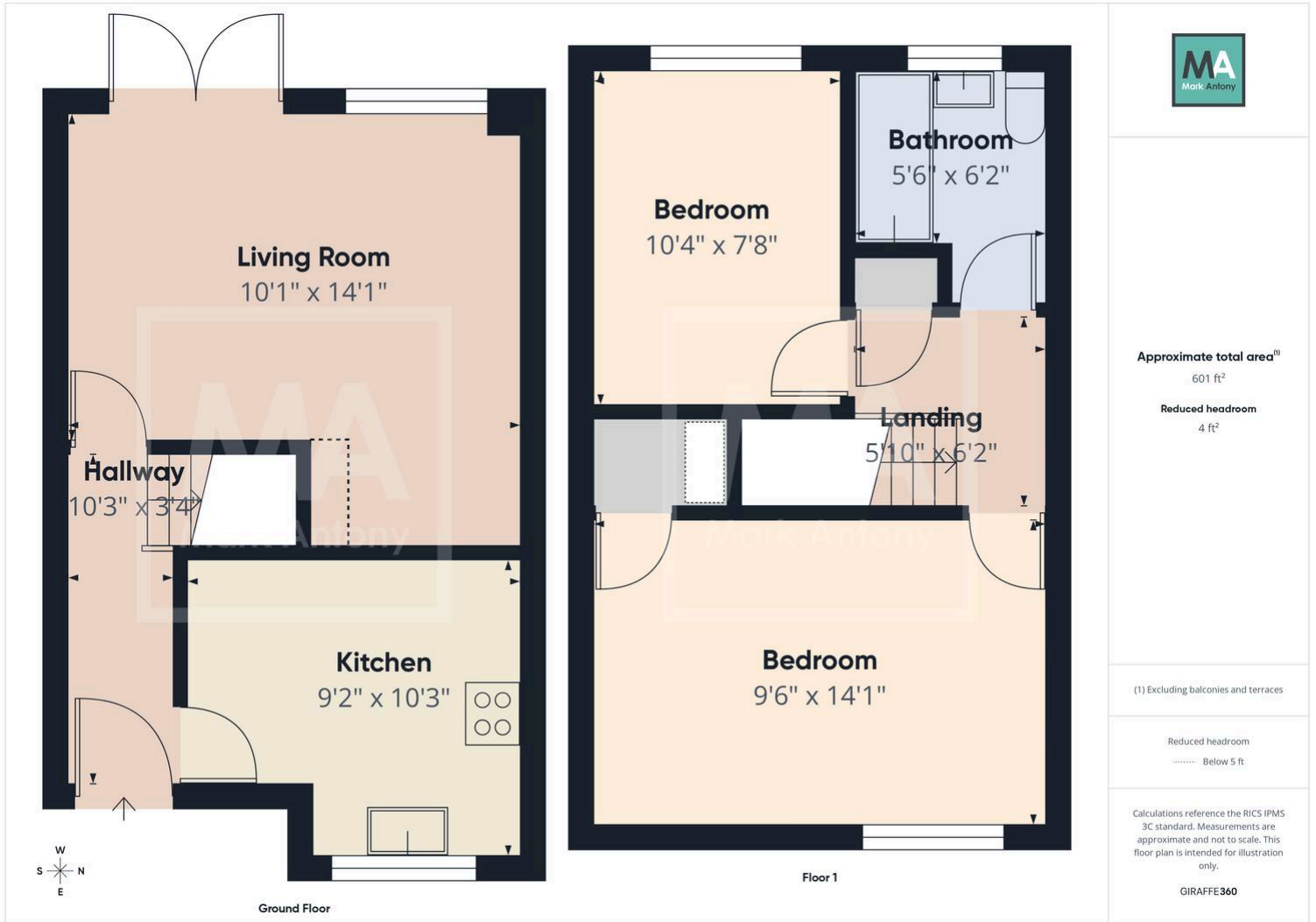




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VIEWING ARRANGEMENTS

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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