

## Colorado Close, Great Sankey

Five Bedroom Detached Family Home • Bespoke Media / Cinema Room with Smart Scene Control • Freshly Renovated Throughout • Double Garage • Driveway Parking • Three Bathrooms • Bright and Airy Living • Gas Underfloor Heating (App Controlled, Zoned System) • New Modern Flooring • Close To Amenities

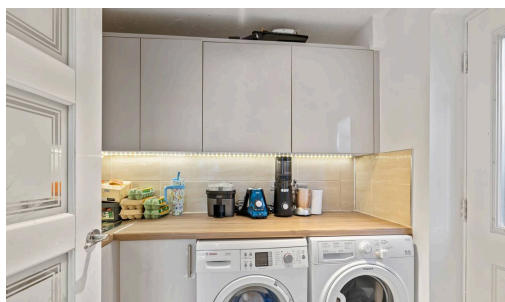


**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

This beautifully presented five-bedroom detached residence in Great Sankey offers contemporary luxury living, finished to an exceptional standard throughout and enhanced with modern smart home technology. From the moment you enter, the property impresses with striking white marble flooring that flows seamlessly across the ground floor, complemented by gas-powered wet underfloor heating fully controllable via mobile app—delivering both efficiency and year-round comfort at your fingertips. At the front of the home, a stunning bay-fronted lounge is bathed in natural light, creating an elegant yet welcoming space. To the rear, a second family room provides a stylish retreat, featuring a bespoke media wall with an electric fireplace, contemporary seating, and large patio doors opening onto the garden. This space is further enhanced by a smart home cinema setup, allowing you to control lighting, ambience, and movie-room scenes directly from your mobile device—perfect for entertaining or relaxing evenings. The heart of the home is a beautifully designed, modern kitchen.



It flows effortlessly into a bright dining area, creating a desirable open-plan layout. A separate utility room adds practicality while keeping the main space uncluttered. Upstairs, the property offers five generously sized bedrooms and three stylish bathrooms. All bedrooms benefit from fitted wardrobes, ensuring excellent storage throughout. Bedrooms One and Two feature modern en-suites, providing added luxury and convenience. Bedroom Five is currently configured as a bespoke walk-in dressing room, but can easily be reinstated as a full fifth bedroom if required.

## GARDEN:

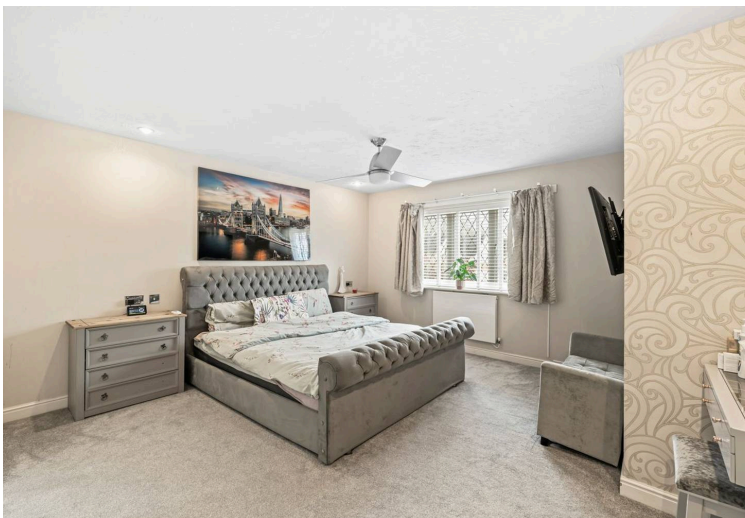
The property boasts a private rear garden, beautifully framed by mature trees and greenery, creating a peaceful and secluded setting. A paved patio area provides the perfect space for al fresco dining and summer entertaining, while additional space allows for sheds or further storage—blending practicality with outdoor enjoyment.

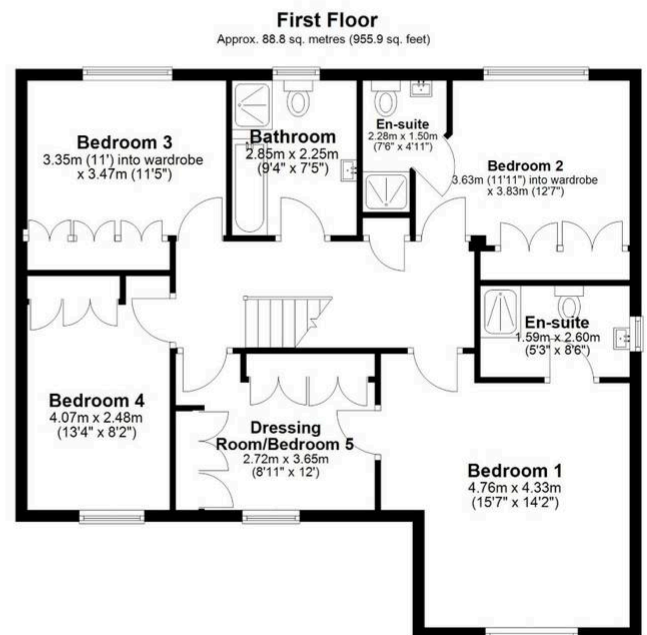
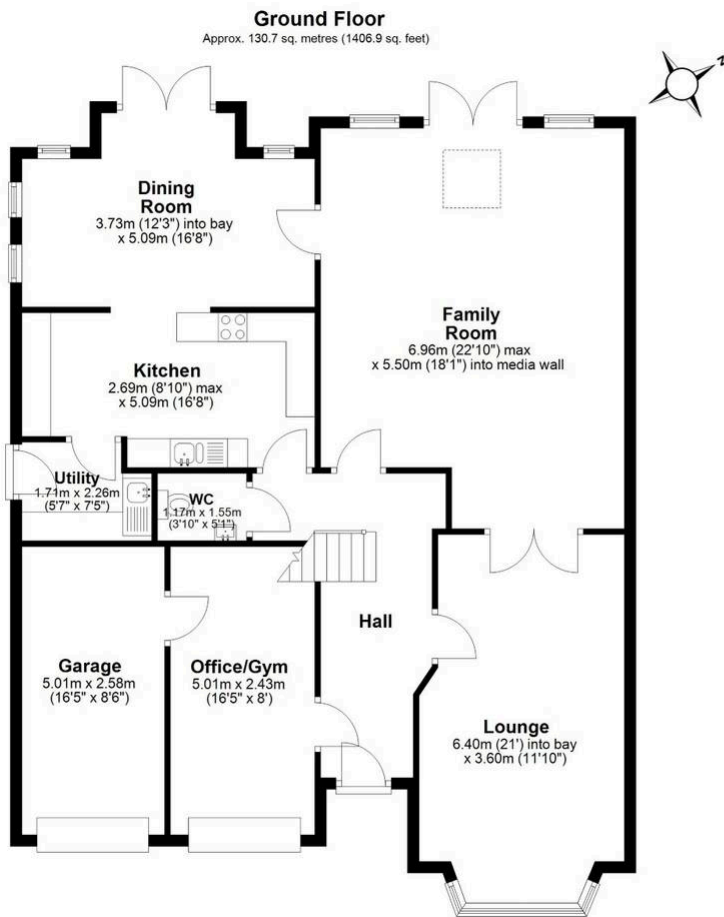
## LOCATION:

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





Total area: approx. 219.5 sq. metres (2362.8 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.