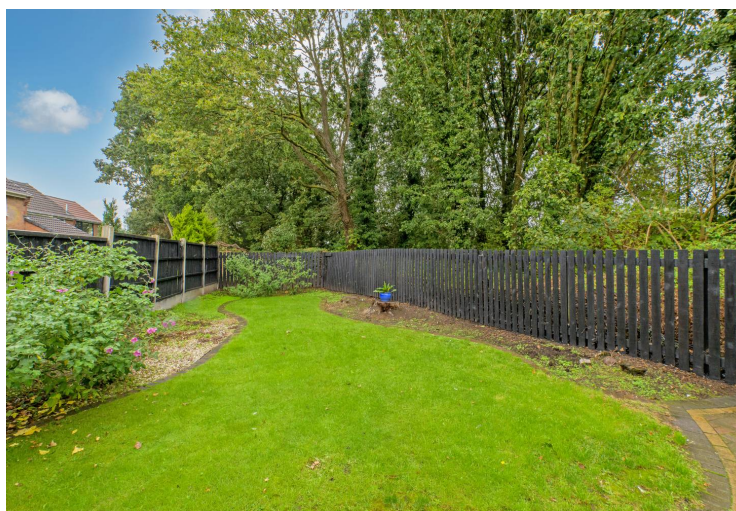




Shorwell Close, Great Sankey

Warrington, Cheshire

Detached • Ample Parking • Three Bedrooms • Private Rear Garden • Detached Garage • Excellent Location • Substantial Plot • Two Bathrooms and W.C • Generous Living Space • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

A welcoming entrance hallway leads into a bright and spacious lounge, flooded with natural light and flowing seamlessly into the dining room. From here, the well-appointed Howdens kitchen, fitted in June 2026, features sleek cabinetry, generous worktop and storage space, and integrated hob, extractor fan and oven. To the rear, a versatile conservatory enjoys pleasant views over the garden and offers excellent potential as an additional reception room, home office or playroom. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The second bedroom benefits from additional storage, while the principal bedroom features built-in wardrobes and a private en-suite shower room. A contemporary three-piece family bathroom completes the first floor.

The property further benefits from a new boiler fitted in June 2025 as well as new Rockdoor front door.



EXTERIOR

A generously proportioned and private rear garden, featuring an attractive central lawn with gently curved borders and paved pathways. The garden is enclosed by mature trees and timber fencing, creating a pleasant and secluded outdoor space. Well-established planted borders provide greenery and colour, while a paved patio area adjoining the property offers an ideal space for outdoor seating and entertaining. The garden also benefits from a useful timber outbuilding, with excellent potential for further landscaping and personalisation. To the front, the property benefits from ample off road parking, a private corner positioning as well as a detached garage, ideal for additional 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.

GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







Tel: 01925 267070

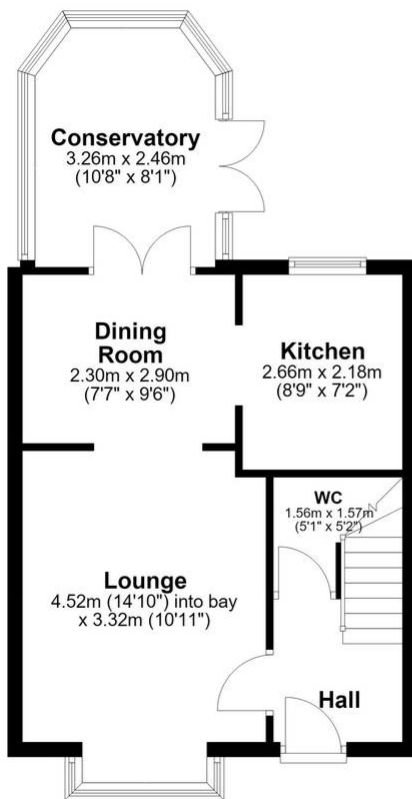
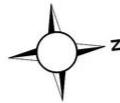
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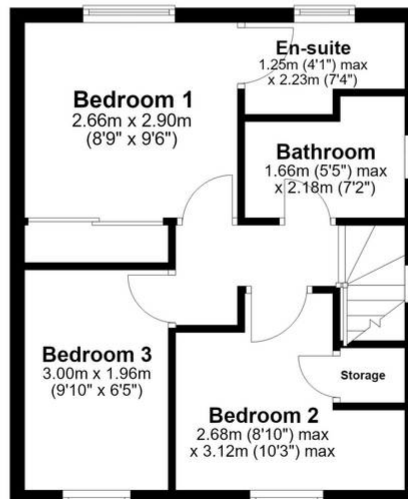
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



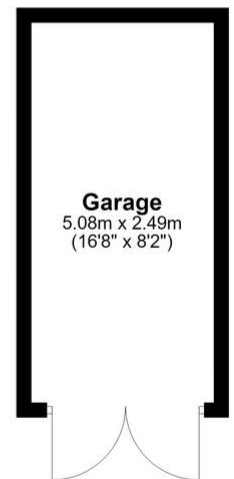
First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.2 sq. feet)



Main area: Approx. 74.9 sq. metres (806.4 sq. feet)

Plus garages, approx. 12.6 sq. metres (136.2 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.



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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