



## Elmsett Close, Great Sankey

Detached Family Home • Sought-After Location • Freehold Title • Modern Décor Throughout • Bright and Airy Feel • Driveway Parking • Garage • Spacious Gardens • Close To Local Amenities • Close To Schools



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR:

We proudly welcome this charming three-bedroom detached home to the market. This wonderful family home offers contemporary living designed with style, comfort, and convenience in mind. Immaculately presented and truly move-in ready, this beautiful home offers two generous reception rooms, both bathed in natural light and creating a warm, welcoming atmosphere throughout. To the rear of the property sits a stylish modern kitchen, enjoying pleasant views over the garden. The kitchen is fully fitted with integrated appliances and is complemented by a separate utility room, adding both practicality and convenience. A dedicated dining room provides the ideal space for family meals and entertaining, making this home perfectly suited to modern family living. Upstairs, three well-proportioned bedrooms provide flexible accommodation, including a generous main bedroom with a stylish en-suite. The family bathroom is finished to a high standard with modern fixtures and a neutral palette.



## GARDEN:

Sitting on a fantastic plot, this garden enjoys a very enviable position. This beautiful garden has the perfect mix of lawn and patio, with white stones bordering it, ideal for entertaining family and friends. To the front of the property, there is a driveway suitable for multiple cars and also access to the garage. On-street parking is also available.



## LOCATION

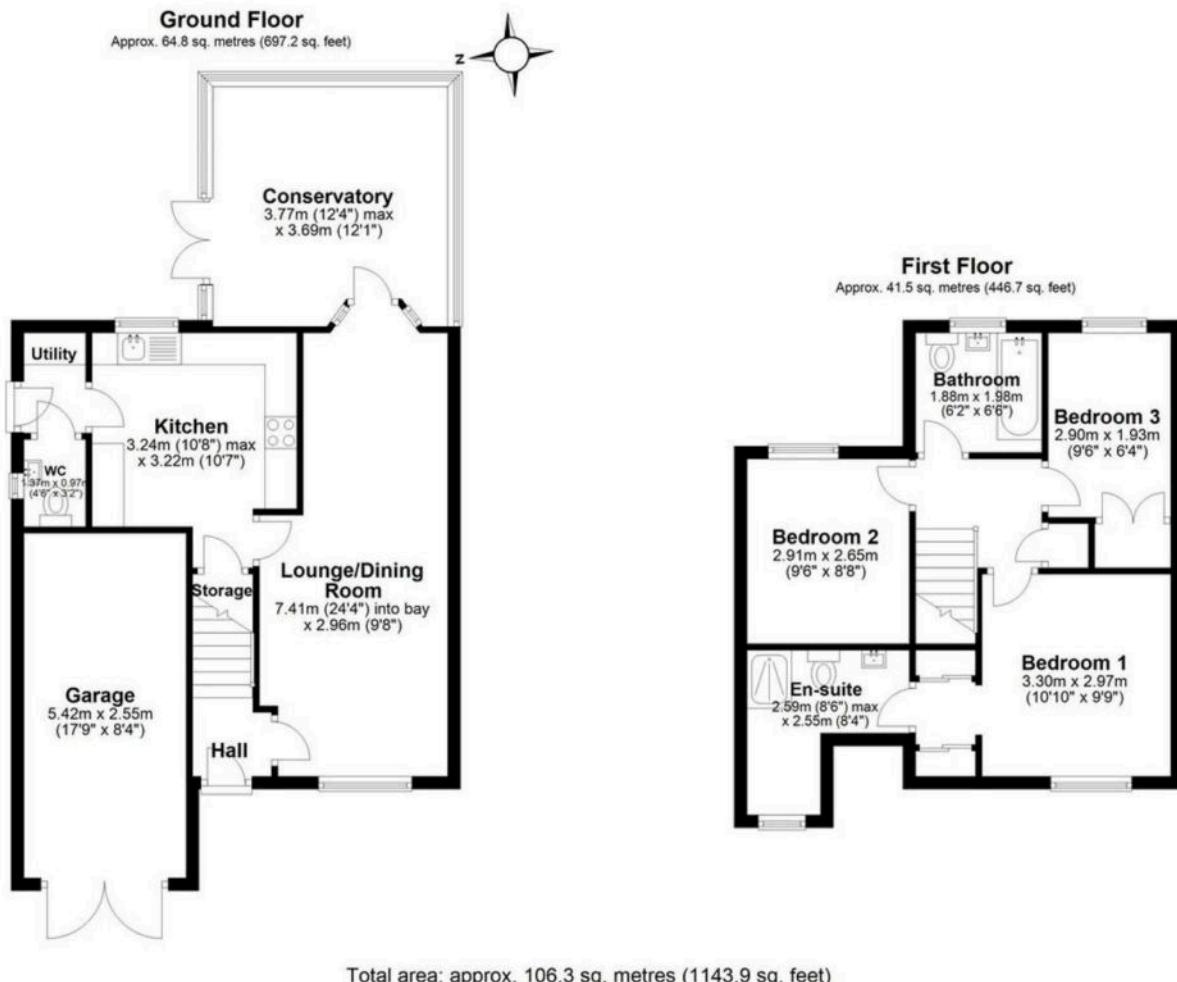
An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly achieving 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: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: D







## 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.

