



Bicknell Close, Great Sankey Warrington, Cheshire

Detached • Freehold Title • Four Bedrooms • Excellent Location • Generous Garden • Driveway and Integrated Garage • Close To Local Amenities • Two Bathrooms and W.C • Move In Ready • Separate Utility



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step into this beautifully presented home through a bright and welcoming hallway, leading into a spacious lounge filled with natural light from a stunning bay window. A feature fireplace creates a warm and cosy focal point, perfect for relaxing evenings. An elegant archway opens into the dining room, an ideal space for family meals and entertaining, with sliding doors seamlessly connecting the indoors to the garden – perfect for summer gatherings and indoor-outdoor living. The kitchen continues to impress, offering ample storage and generous worktop space, all while enjoying pleasant views over the garden. The ground floor is further enhanced by a separate utility room and a convenient WC, providing a practical and well-designed layout for modern family living. Upstairs, the property boasts four well-proportioned bedrooms, each beautifully bright and airy. The principal bedroom is a true standout, featuring fitted wardrobes and a luxurious three-piece en-suite shower room. The remaining bedrooms are served by a stylish contemporary family bathroom, creating the perfect space to relax and unwind.



EXTERIOR

Outside, the property continues to impress with a generous and well-maintained rear garden, offering the perfect space for both relaxing and entertaining. A spacious patio seating area provides an ideal setting for al fresco dining and summer gatherings, while the expansive lawn offers plenty of room for children to play or keen gardeners to enjoy. The garden benefits from a high degree of privacy, bordered by mature trees and fencing, creating a peaceful outdoor retreat. To the rear, a raised decked area adds further versatility, perfect for outdoor seating or recreation, making this a fantastic space for the whole family to enjoy year-round. To the front the property has ample off road parking as well as an EV charging point. There is also a well maintained front garden space as well as an integrated garage.



LOCATION

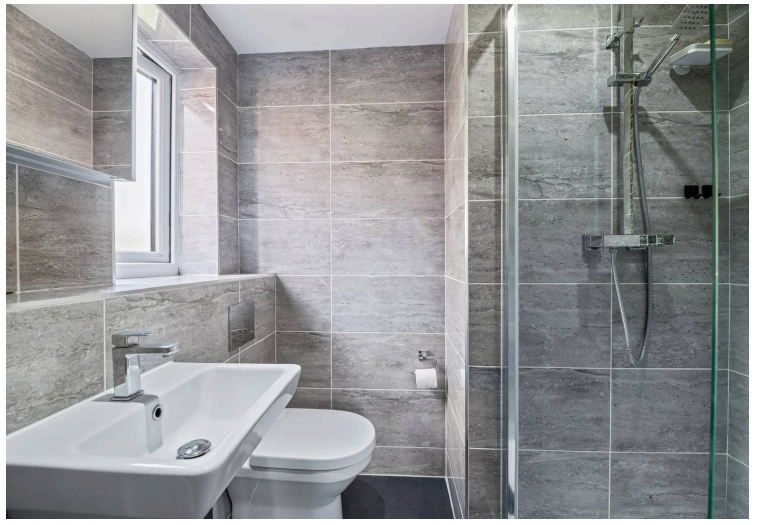
An attractive suburb located west of Warrington town centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Tel: 01925 267070

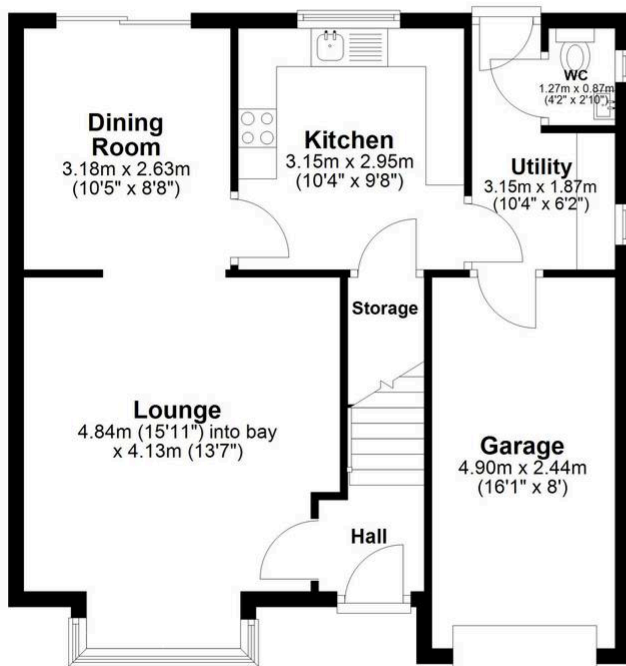
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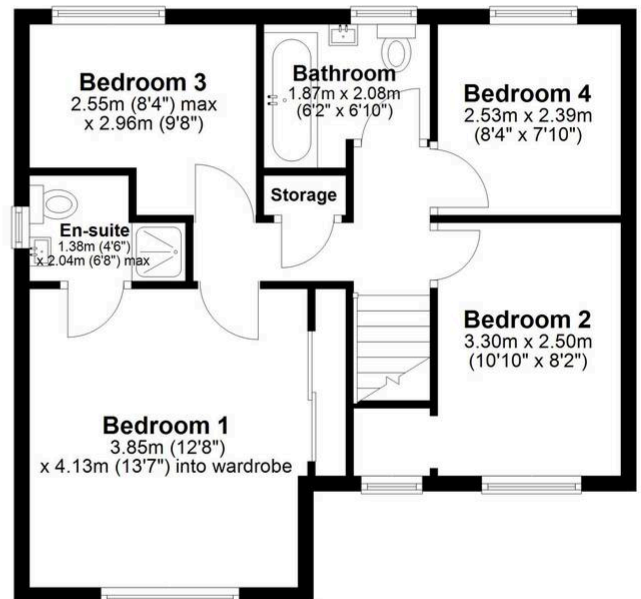
Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



Total area: approx. 111.4 sq. metres (1199.1 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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