

Mossdale Close, Great Sankey Warrington

Semi Detached • Freehold • Excellent Location • Ample Parking • Corner Plot Within A Cul-De-Sac • Generous Garden • Close To Local Amenities • Catchment Area For Excellent Schools • No Onward Chain • Excellent Transport Links To Major Cities



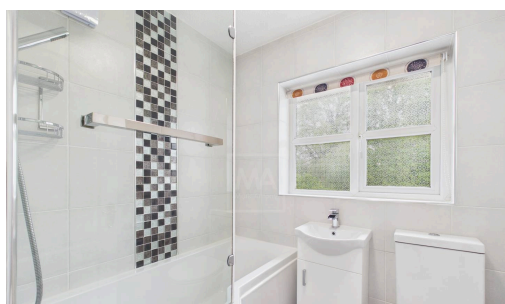
Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by an inviting entrance hall that leads through to a spacious lounge. A charming bay window fills the room with natural light, while a feature fireplace creates a warm and cosy focal point. The lounge also benefits from a useful storage cupboard. Flowing seamlessly from the lounge, the dining room provides an ideal space for both family meals and entertaining guests. Situated just off the dining area, the contemporary kitchen is fitted with stylish cabinetry, offering ample storage and generous worktop space for everyday living. To the rear of the property, a bright and versatile sun room provides an additional reception area, with doors opening directly onto the garden, creating the perfect space to relax and enjoy the outdoors.

The first floor comprises three well-proportioned bedrooms, each offering comfortable and private accommodation. These are served by a modern three-piece family bathroom, completing the home's well-balanced layout.



EXTERIOR

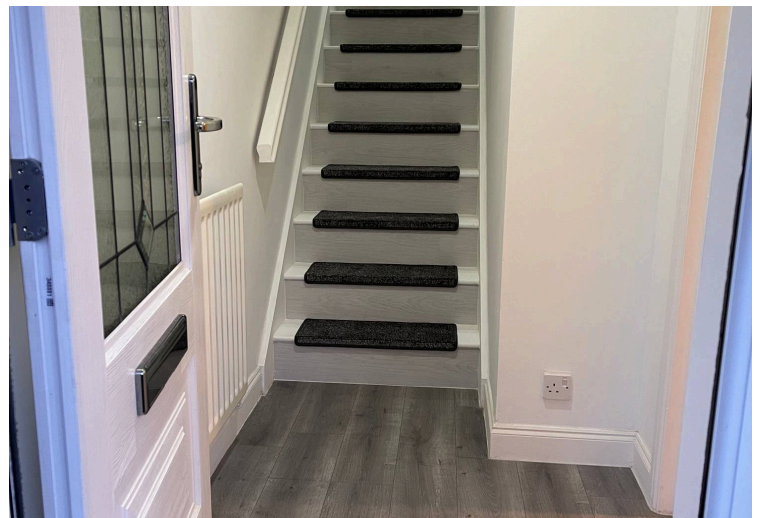
Externally, the property enjoys a private and enclosed rear garden, offering an excellent space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden is complemented by a paved pathway and patio areas, providing ideal spots for al fresco dining and enjoying the warmer months. Mature trees to the rear create a pleasant backdrop and enhance the sense of privacy. A generous paved terrace offers a seamless transition between indoor and outdoor living, making it perfect for hosting family and friends or simply unwinding in a tranquil setting. Gravelled borders and low-maintenance landscaping complete this attractive outdoor space. To the front, the property further benefits from a pleasant front garden space as well as ample off road parking.

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: 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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