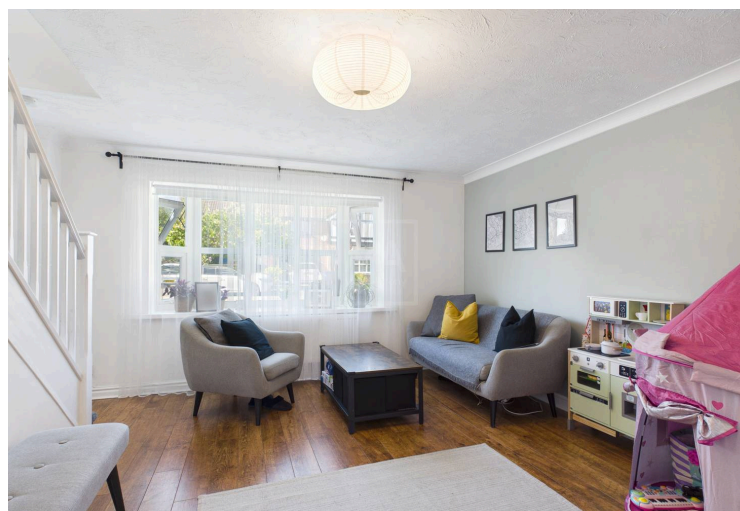




Matlock Close, Great Sankey Warrington, Cheshire

Semi Detached • Freehold Title • Move In Ready • Generous Rear Garden • Modern Kitchen With Integrated Appliances • Excellent Location • Ample Parking • Close To Local Amenities • Contemporary Bathroom • Excellent Transport Links



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INTERIOR

Accessed via a welcoming entrance hallway, the property opens into a spacious lounge, beautifully filled with an abundance of natural light. Continuing through the home, you'll find a stylish kitchen/diner, with sleek fitted cabinetry providing ample storage and generous worktop space, complemented by a range of integrated appliances. The adjoining dining area offers the perfect setting for both everyday meals and entertaining guests.

French doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces and making the most of the home's entertaining potential.

Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully positioned to provide a sense of privacy and comfort. Completing the first floor is a contemporary three-piece family bathroom, finished to a modern standard.



EXTERIOR

Outside, the property benefits from a well-maintained rear garden, featuring a generous lawned area bordered by timber fencing and established planting. A paved and gravelled area provides useful space for outdoor seating, while a timber garden shed offers additional storage. The garden enjoys a pleasant, private feel and provides an ideal space for relaxing or entertaining during the warmer months.



LOCATION

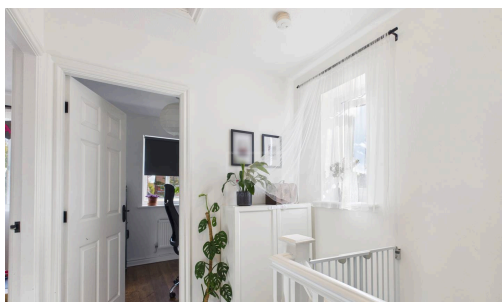
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary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



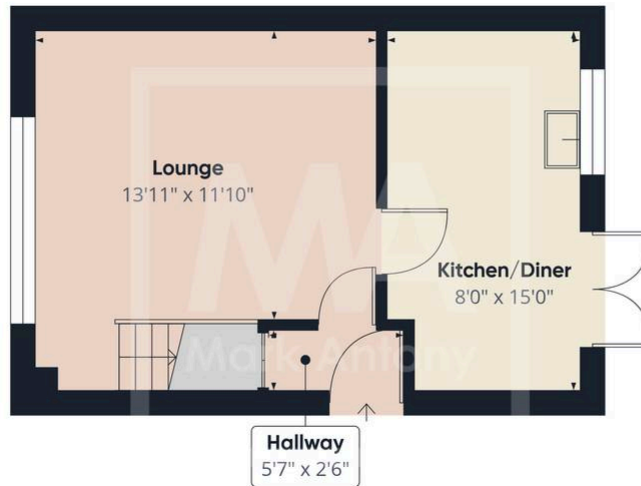




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Ground Floor



Floor 1



Approximate total area⁽¹⁾
624 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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