



## Lindsworth Close, Great Sankey Warrington

Semi Detached Home • Three Bedrooms • Perfect for Growing Families • Modern and Sleek Kitchen • Freehold Title • Driveway Parking • Beautiful Garden • Close to Excellent Schools • Move in Ready • Desirable Location



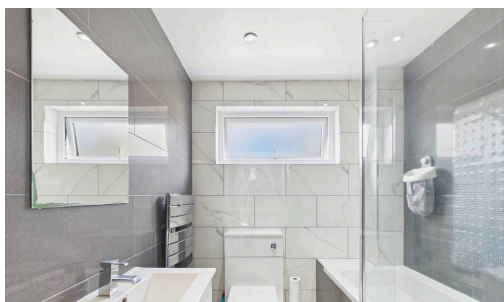
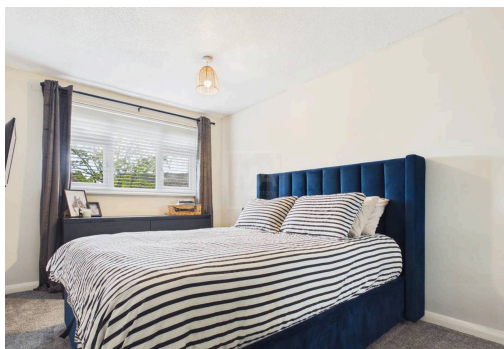
**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering, you are welcomed by a bright and spacious hallway, which leads through to a generously sized living room, ideal for both relaxing evenings and entertaining guests. Following the natural flow of the home, you are then guided into a sleek, modern kitchen, finished to a high standard. The kitchen seamlessly blends into the dining area, creating a sociable and versatile space. This area is further enhanced by bi-fold doors opening out to the garden, along with fitted skylights above, allowing plenty of natural light to flood the room. The kitchen also offers ample space for appliances alongside contemporary worktops, making it both practical and stylish for everyday cooking and hosting. A convenient downstairs WC completes the ground floor.

To the first floor, the property offers three well-proportioned bedrooms, with bedroom one benefiting from built-in wardrobes. The family bathroom is tastefully presented with contemporary fixtures and a clean, neutral finish, and includes both a bath and an overhead shower.



## GARDEN

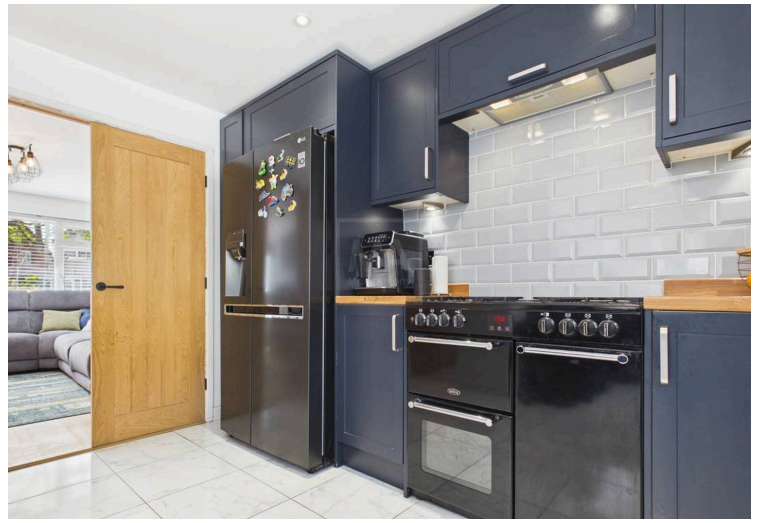
This property boasts a good-sized, private rear garden, accessible via the bi-fold doors. It has been beautifully landscaped to include both a patio area and a well-maintained artificial lawn, creating an ideal space for outdoor dining and relaxation. The garden also extends to the side of the property, providing additional space suitable for sheds and storage. To the front of the property, there is a driveway offering off-road parking for multiple vehicles.

## 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: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating:





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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.



Warrington's Highest Rated Agent

