



Stockdale Drive, Great Sankey Warrington, Cheshire

Three Bedrooms • Excellent Location • Two Bathrooms • Open Plan Living • Close To Local Amenities • Master Bedroom With Walk In Wardrobe • Allocated Parking • Close To Reputable Schools • Generous Garden • Excellent Transport Links



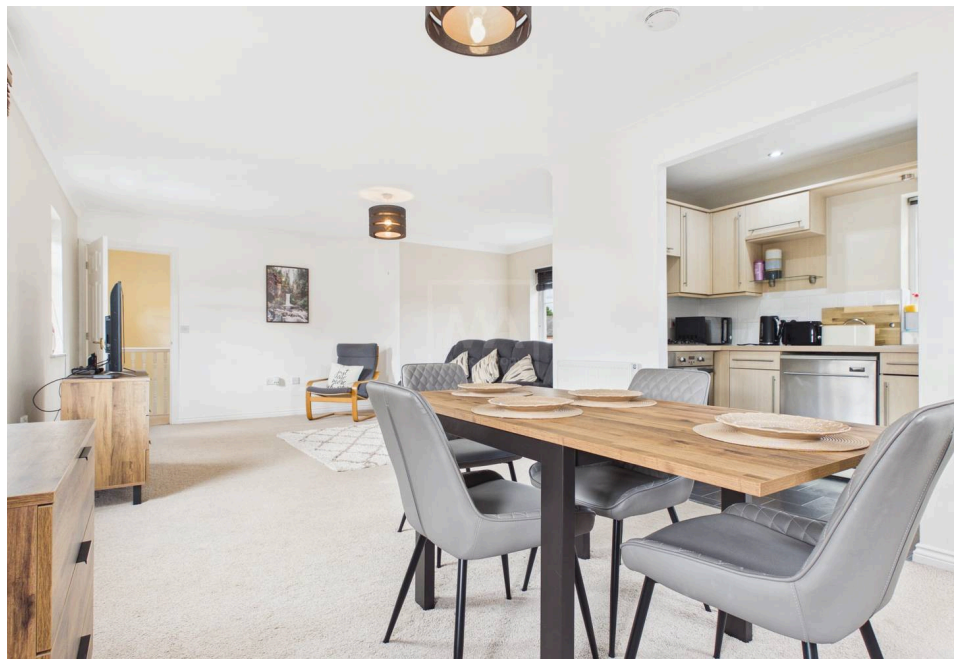
Mark Antony
SALES & LETTING AGENTS



INTERIOR

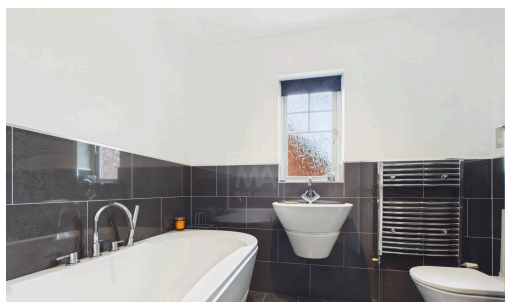
Step inside this truly unique and beautifully presented home via a bright and welcoming entrance hall, which provides access to three generously proportioned bedrooms. Bedroom three benefits from elegant French doors opening onto the garden, offering excellent versatility as a guest bedroom, home office, or additional reception space. The impressive principal bedroom is a standout feature, boasting a spacious layout complemented by a walk-in wardrobe/dressing area and a contemporary three-piece en-suite shower room, adding a touch of luxury to everyday living.

Occupying the upper floor is the stunning main living space. The expansive lounge/dining room is bathed in natural light, creating a wonderful sense of space and providing the perfect setting for both relaxing and entertaining. The stylish kitchen is fitted with a range of sleek cabinetry, offering ample storage and generous worktop space for modern living. Completing this floor is a beautifully appointed bathroom, finished to an exceptional standard and featuring a freestanding bath alongside the added indulgence of a wall-mounted television.



EXTERIOR

The garden is a standout feature of this home, offering a generous and private east-facing outdoor space perfectly suited to modern lifestyles. Designed for low-maintenance enjoyment, it features an attractive artificial lawn that provides year-round greenery with minimal upkeep. A spacious patio creates the ideal setting for outdoor dining and entertaining, while a raised decking area to the rear offers a further space to relax and unwind. Mature shrubs and established planting border the garden, enhancing both its privacy and tranquil atmosphere. The property is further enhanced by allocated parking.



LOCATION

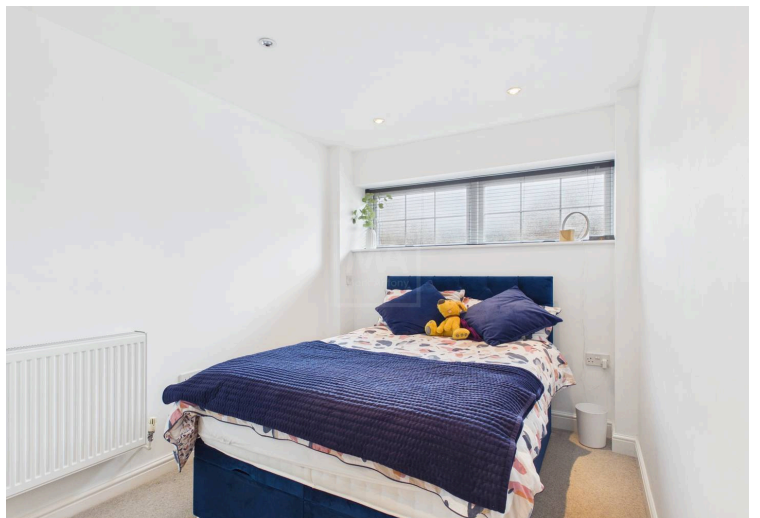
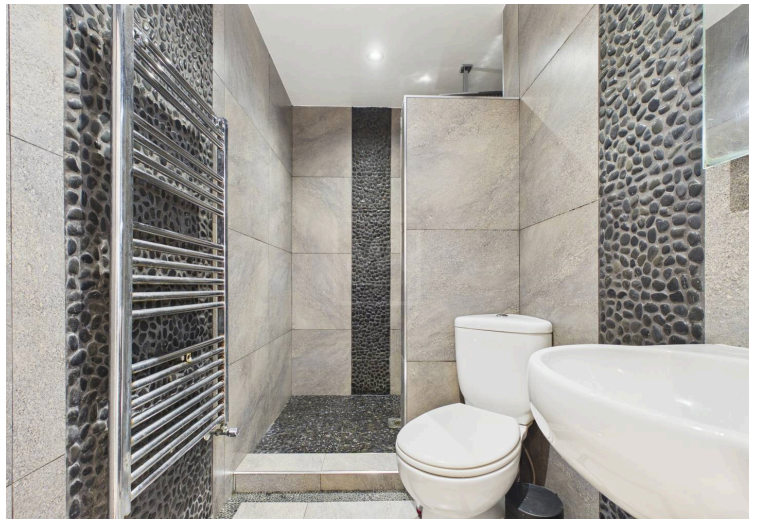
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary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

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1013 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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