



Matlock Close, Great Sankey

Freehold

Two Bedrooms • Desirable Location • Freehold Title • Spacious Living • EV Charger • Charming Gardens • Driveway Parking For Two Cars • First Time Buyers • Close To Local Amenities • Extensive Loft Storage



Mark Antony
SALES & LETTING AGENTS



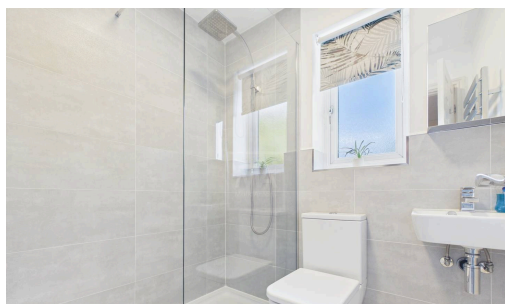
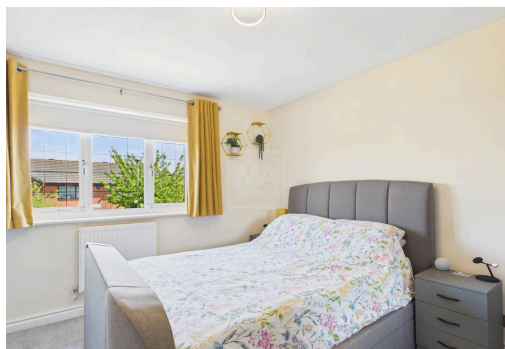
INTERIOR

As you step into this delightful home, you are welcomed by a spacious living room flooded with natural light, creating a warm and inviting atmosphere. This generous space is perfect for relaxing after a busy day or enjoying quality time with family and friends.

Following the natural flow of the property, you will find the stylish kitchen and dining area. Offering ample worktop space, integrated appliances, and plenty of room for dining, this well-designed kitchen makes everyday cooking and entertaining effortless. French doors open directly onto the garden, allowing natural light to pour in while providing easy access to the outdoor space. The ground floor also benefits from useful storage, adding practicality to this charming home.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom provides a beautiful and peaceful retreat, while the second bedroom offers excellent versatility and could be used as a guest room, home office, nursery, or dressing room to suit your needs.

Completing the accommodation is a modern three-piece family bathroom, conveniently serving both bedrooms and providing comfort for all



GARDEN

To the rear, the property boasts a delightful garden, perfect for enjoying the summer sunshine or hosting family and friends. The home also benefits from driveway parking, providing added convenience and peace of mind.

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

EPC Energy Efficiency Rating: C

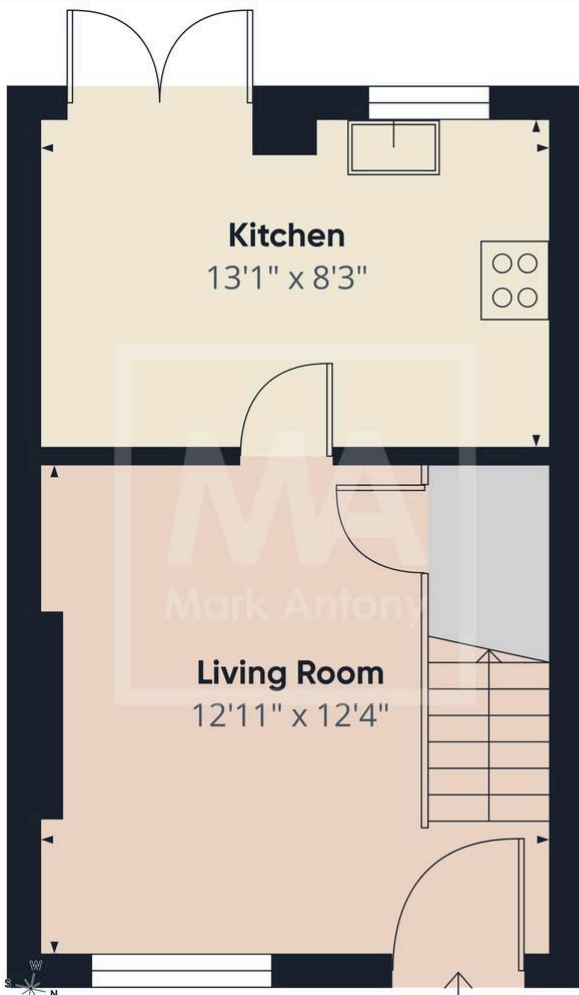




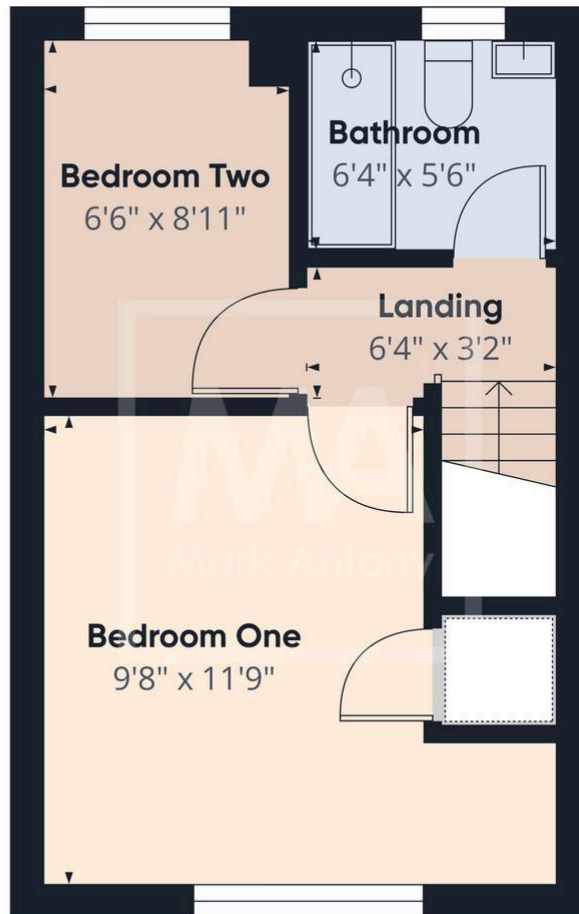
Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Ground Floor



Floor 1



Approximate total area⁽¹⁾
512 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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