



## Malvern Close, Great Sankey Warrington

Two Bedrooms • Freehold Title • Outstanding Plot • Highly Desirable Location • Driveway Parking • Modern And Sleek Interiors • Premium Integrated Appliances • Beautifully Decorated • Light And Airy • High Spec Kitchen



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you enter this beautifully presented home, you are immediately welcomed into a bright and inviting living room, bathed in natural light and styled with a contemporary finish. This space provides the perfect setting for both relaxing and spending quality time with family.

Following the natural flow of the home, you will find the sleek and modern kitchen. Finished to a high standard, it offers ample countertop space, integrated appliances, and room for dining—making it an ideal place for both preparing and enjoying home-cooked meals.

Ascending the stairs, you will discover two generously sized bedrooms. The master bedroom benefits from a walk-in wardrobe feature along with additional storage, adding a touch of luxury to this already charming space. The second bedroom is perfect for rest and relaxation after a long day, or equally suited as a versatile home office or guest room.

Completing this impressive home is the contemporary three-piece family bathroom, designed to provide both convenience and comfort for everyday living.



## GARDEN

To the rear of the home lies a generously sized garden, offering an impressive outdoor space ideal for family gatherings and making the most of the summer sunshine. The plot is particularly desirable, with the garden extending around to the side, providing even more room to enjoy.

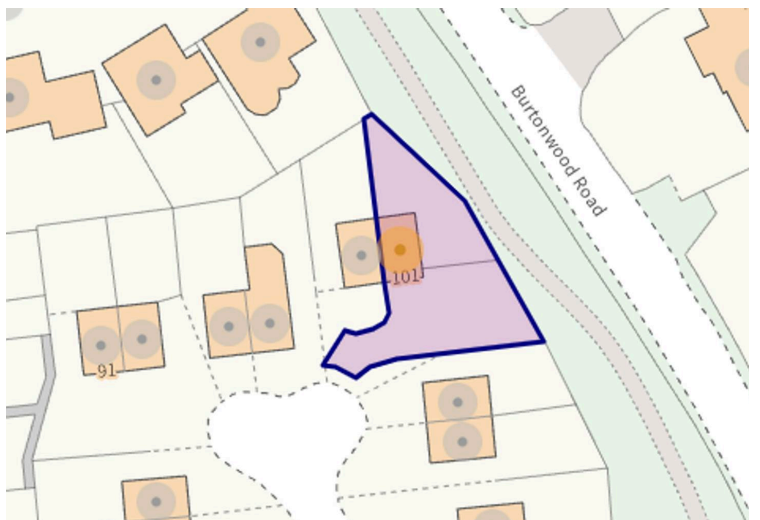
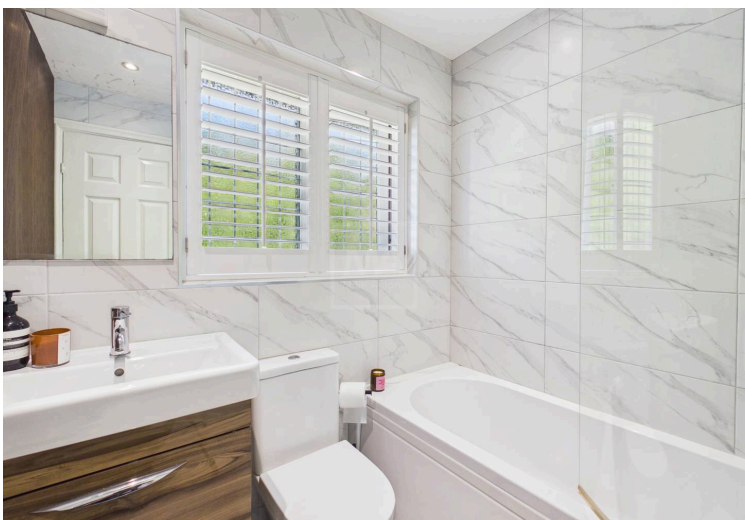
To the front, the property benefits from a charming garden that enhances its kerb appeal, along with the added advantage of driveway parking. All of this is set within a peaceful cul-de-sac location.

## 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: C





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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
547 ft<sup>2</sup>

(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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