



8 Whitethorn Avenue, Great Sankey

£740,000 Freehold

Detached Home • Five/Six Bedrooms • Freehold Title • Character Features • Ample Driveway Parking • Thoughtfully Upgraded • Wrap Around Garden • Quiet Cul-De-Sac • Beautifully Modernised • Near To Schools



Mark Antony
SALES & LETTING AGENTS



INTERNAL:

Though beautifully modernised, the property retains its authentic period essence, with the owners ensuring that its character features remain throughout the home. A welcoming separate porch opens into a large, light-filled entrance hall, setting the tone with its warm character and a beautiful stained-glass window. This generous home boasts two spacious living rooms, perfect for both formal entertaining and relaxed everyday use. The heart of the home is the beautifully modern kitchen/dining/family room. Thoughtfully designed, it features high-end finishes, expansive worktops, quality appliances, and ample space for both cooking and socialising. Large windows and garden views ensure the space feels bright, inviting, and seamlessly connected to the outdoors. This versatile property offers a third reception room ideal as a snug or home office whilst also providing the convenience of a downstairs WC and utility room.

Upstairs, the impressive master suite is a true highlight showcasing a dressing area with fitted wardrobes



along with the beautifully modern En-suite bathroom. Across its expansive square footage, the property offers four additional bedrooms, each well sized. The bathrooms have been finished in a modern, stylish design, combining contemporary fittings with elegant touches. A unique addition to this home is the fourth bedroom offering an upper level or sixth bedroom, ideal as a hobby or games room.

GARDEN:

To the rear, the landscaped garden is a true highlight—carefully designed to create a tranquil, private oasis with thoughtfully arranged seating and patio spaces that provide the perfect backdrop for outdoor dining or simply relaxing in peaceful surroundings. Whilst offering a low-maintenance setting, this property also provides a beautiful wrap around garden featuring a lush lawn, mature greenery for privacy and a home for local wildlife.

**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.

GENERAL INFORMATION

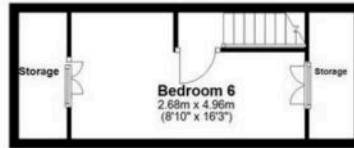
- › Council Tax band: E
- › Tenure: Freehold (to be confirmed by solicitors)
- › EPC Energy Efficiency Rating: D





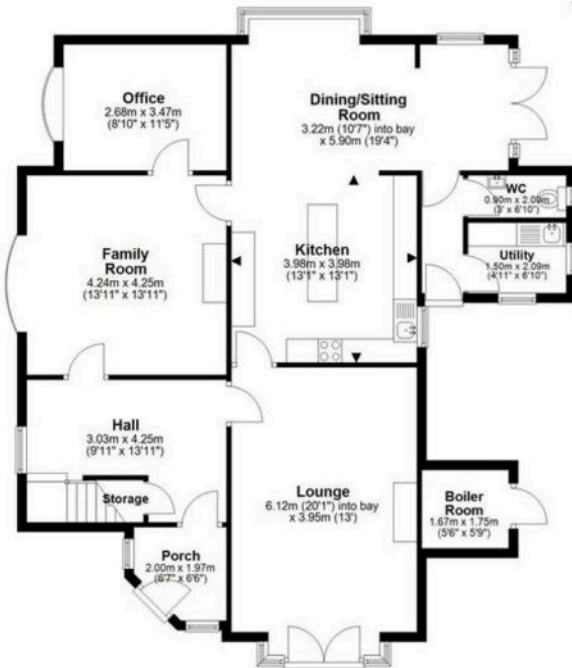
Second Floor

Approx. 18.9 sq. metres (203.2 sq. feet)



Ground Floor

Approx. 113.9 sq. metres (1226.4 sq. feet)



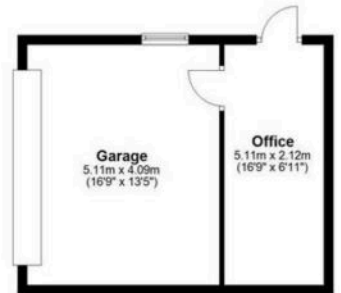
First Floor

Approx. 91.3 sq. metres (982.3 sq. feet)



Garage/Office

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 256.3 sq. metres (2758.9 sq. feet)

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.