



# Stanbridge Close, Great Sankey Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Semi Detached
- Integrated Appliances
- Driveway Parking
- Desirable Location
- Three Storey House
- Modern Family Home
- Landscaped Rear Garden
- Close to Transport Links
- Close to Excellent Schools

## INTERIOR

As you enter the home, you are greeted by a welcoming hallway that leads to the fourth bedroom, which is currently used as a second lounge, complete with patio doors that open out to the garden, providing a lovely view and easy access to outdoor space. This bedroom also features its own En-suite bathroom, adding a touch of privacy and convenience. Additionally, the ground floor includes a utility room that offers direct access to the garage, enhancing the practicality of the home.

The first floor is designed for relaxation and socialising, featuring a warm and inviting lounge that boasts a charming Juliette balcony, allowing natural light to flood the space. This area seamlessly connects to a modern open-plan kitchen and dining room, which is the true highlight of the home. The kitchen is beautifully finished with sleek quartz worktops and integrated appliances, including an induction hob and a Quooker boiling water tap, making it a delightful space for cooking and entertaining.

Ascending to the second floor, you will find three generously sized bedrooms, all equipped with built-in wardrobes for ample storage. The master bedroom benefits from a contemporary En-suite bathroom, while a well-appointed family bathroom serves the other two bedrooms.

## GARDEN

The outdoor space is hard-landscaped with stylish Porcelan tiles and designed for low maintenance, offering the perfect setting for outdoor furniture and sunny-day relaxation. To the front, a fully paved/tarmac driveway provides parking for up to three cars, complemented by a garage for added convenience.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via BT)



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.



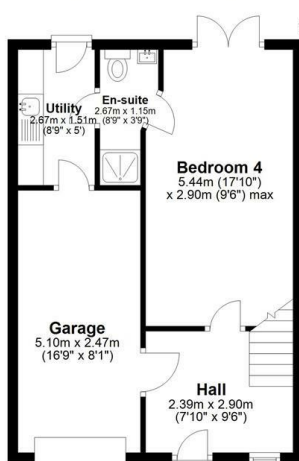




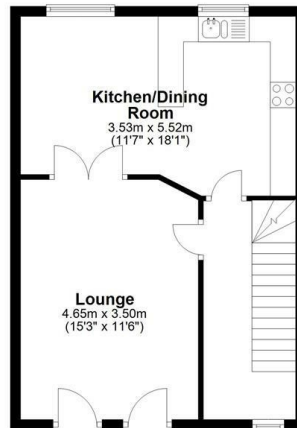
## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

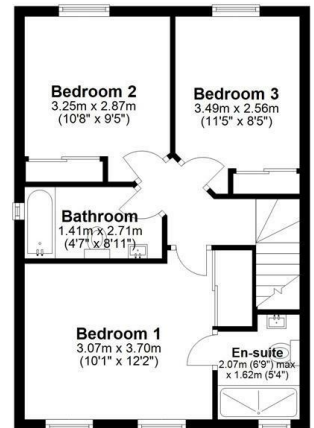
**Ground Floor**  
Approx. 43.1 sq. metres (463.6 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (462.0 sq. feet)



**Second Floor**  
Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 129.1 sq. metres (1389.7 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

78 82

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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