



Lytham Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Freehold Title
- Master Suite
- Detached Garage
- Move-In Ready!
- Attractive Location
- Beautiful Family Home
- No Onward Chain
- Lovely Curb Appeal
- Driveway Parking

INTERNAL

This attractive home has been thoughtfully arranged across three spacious floors, offering ample living space for a growing family in an attractive residential area. The family lounge is perfect for relaxing evenings or entertaining guests and enjoys plenty of natural light whilst overlooking the garden. The kitchen/dining room is positioned to the front of the home, offering a bright and welcoming space enjoying views of the front garden and an area that can be tailored to suit your family's lifestyle. Completing the ground floor is the convenient WC and understairs storage space. The first floor hosts three well-sized bedrooms, including two double bedrooms with fitted storage/wardrobes. A bright and fresh family bathroom offers comfort and convenience for family members and guests. The show stopper is the master suite situated on the top floor. Offering a spacious double bedroom and a beautifully modern En-suite with stylish fixtures and fittings.

GARDEN

The home enjoys a delightful rear garden, thoughtfully landscaped to include patio areas, mature plants, and lush greenery — creating a tranquil and versatile space ideal for families, gardening enthusiasts, or simply relaxing outdoors. A standout feature is the set of double French doors leading directly from the lounge, providing seamless access to the garden and creating the perfect opportunity for alfresco dining. To the rear, there is driveway parking for multiple vehicles as well as a detached garage. Enhancing the property's curb appeal is the unique front garden, featuring a lush green lawn and framed by secure metal fencing, offering both charm and peace of mind.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

Council Band: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



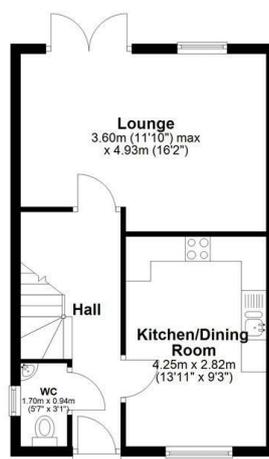
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





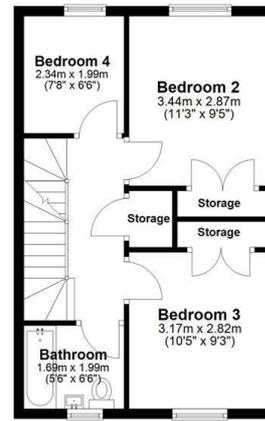
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



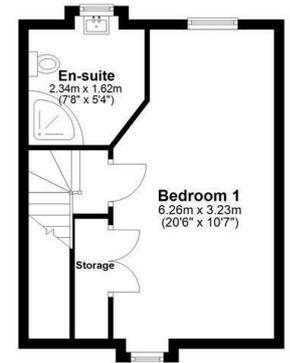
First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



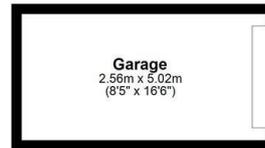
Second Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 12.9 sq. metres (138.3 sq. feet)



Main area: Approx. 109.8 sq. metres (1181.5 sq. feet)
Plus garages: approx. 12.9 sq. metres (138.3 sq. feet)



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.

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

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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