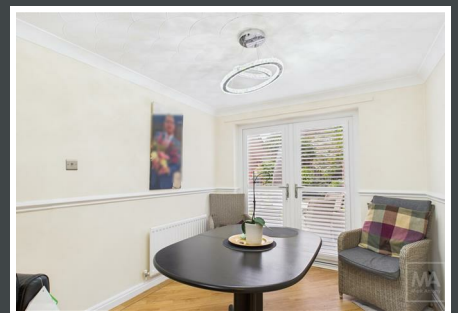
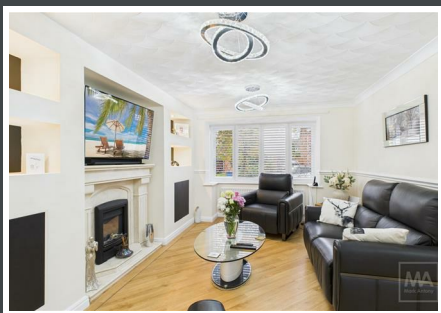




# Matlock Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Sought-After Location
- Driveway Parking
- Three Bedrooms
- Two Bathrooms
- Modern Kitchen
- Low-Maintenance Garden
- Media Wall
- Freehold Title
- Close To Schools

## INTERIOR

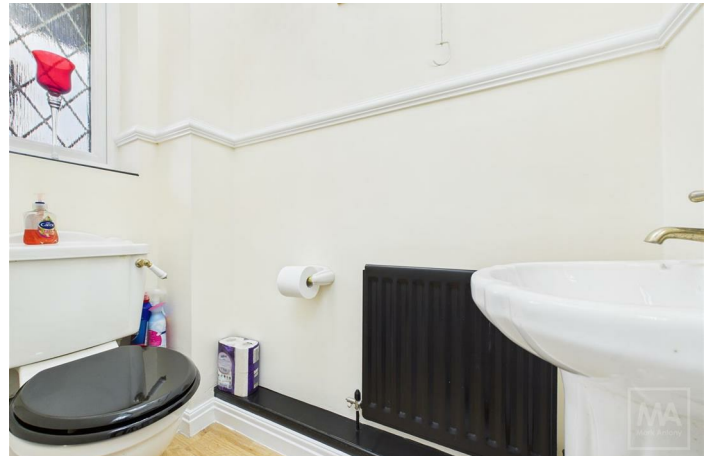
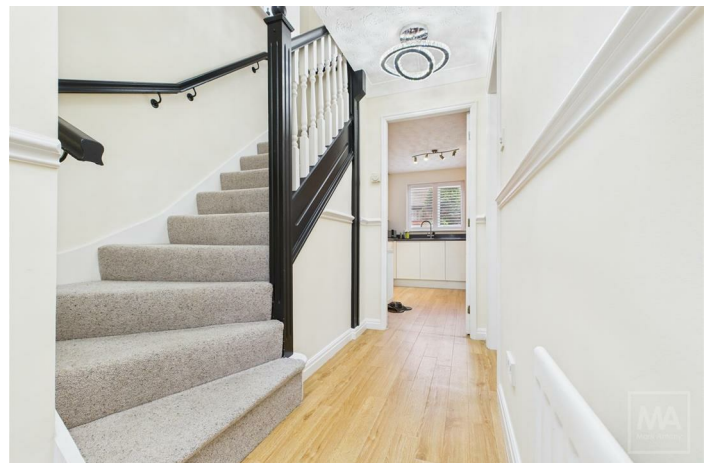
Now available to view, we proudly welcome this charming three-bedroom detached family home to the market. Nestled on a quiet and popular estate in Great Sankey, this wonderful home offers a superb blend of comfort and convenience. Entry to the property is granted via the hallway providing easy access to all areas of this home. A spacious lounge is situated to the front of the home and boast a bright and airy feel. The lounge boats a modern media wall and feature fireplace making this the perfect place for family relaxation. A separate dining room can be found to the rear of the home offering seamless access to the lounge and rear garden. This space allows for family dining and outdoor living. A modern kitchen graces the ground floor and is both stylish and functional, featuring sleek cabinetry, integrated appliances, and ample counter space for meal preparation. Ideal for cooking, entertaining, or everyday family use, it blends practicality with contemporary appeal. The ground floor concludes with a handy WC. As you ascend the staircase, you will find three bedrooms, an en-suite and three piece family bathroom.

## GARDEN

To the rear of this property you will find a low-maintenance garden features large trees and dense shrubbery, offering shade and privacy. A paved area provides space for seating, while a small, neatly trimmed grass patch adds greenery with minimal upkeep. Parking can be found to the front of the home via the driveway.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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:** Freehold

(Property tenure to be confirmed by solicitors)

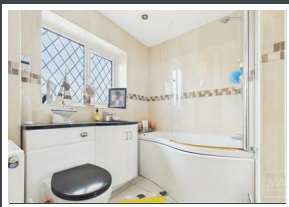
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.





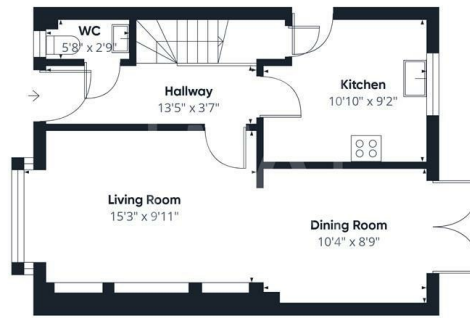


## IMPORTANT NOTICE

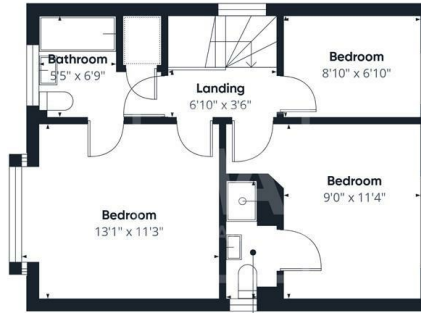
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
859 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.

GIRAFFE 360



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	

## 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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