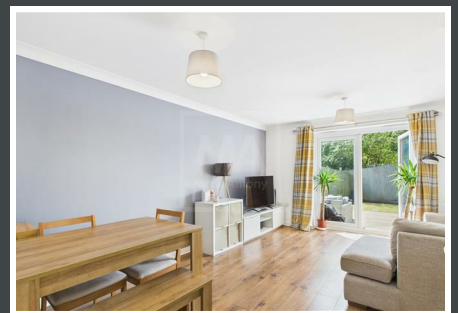
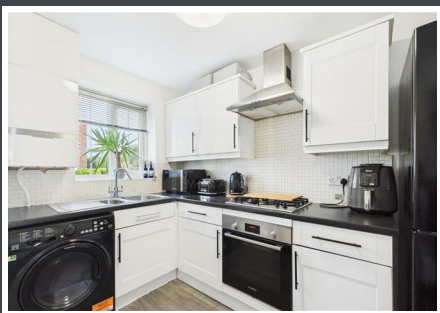




# Lytham Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Family Home
- Spacious Interior
- Modern Kitchen/Diner
- Close To Amenities
- Two Parking Spaces
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Sought-After Location

## INTERIOR

We're delighted to present this exceptional three-storey family home in the highly sought-after Great Sankey area – the perfect blend of style, space, and comfort for a growing family. Beautifully presented throughout, this modern property offers three spacious bedrooms, a sleek fitted kitchen, contemporary bathrooms, and excellent storage.

On the ground floor, you are welcomed by a bright entrance hallway leading to a stylish fitted kitchen with modern appliances, a newly fitted WC, and a generous lounge/dining room. This bright and airy living space enjoys lovely views of the private rear garden, making it the ideal spot for both relaxing evenings and entertaining guests. The first floor boasts two well-proportioned bedrooms, each with ample storage, along with a modern family bathroom. The top floor is dedicated to the impressive master suite, complete with its own En-suite shower room for added convenience and privacy.

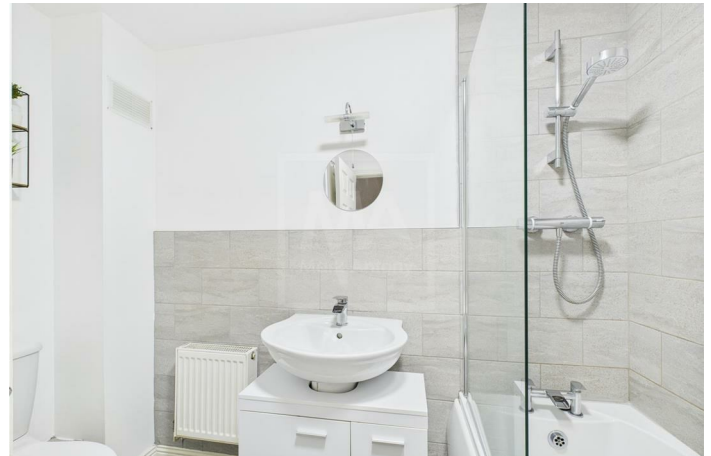
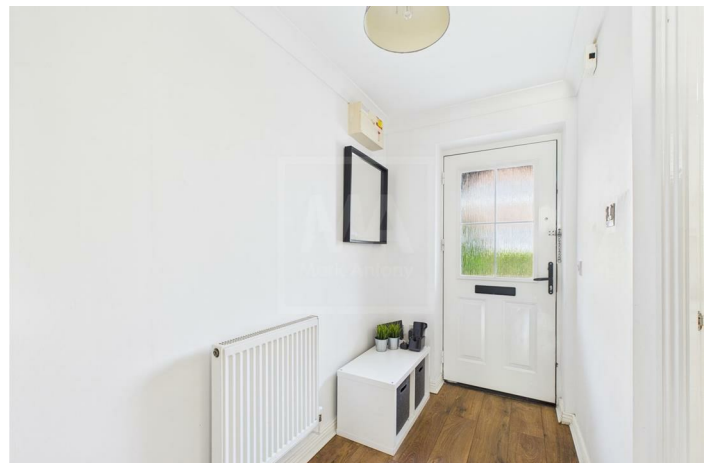
Outside, the property offers multiple parking spaces and a landscaped rear garden – perfect for summer barbecues, family time, or simply enjoying the outdoors. With its sought-after location, modern finish, and no onward chain, this home is ready and waiting for you! Don't miss out on this charming family home— arrange your viewing today!

## GARDEN

This property enjoys an enviable position with a private rear garden. The property also has off road parking with two allocated parking space for each house.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)



## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

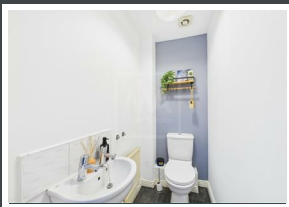
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





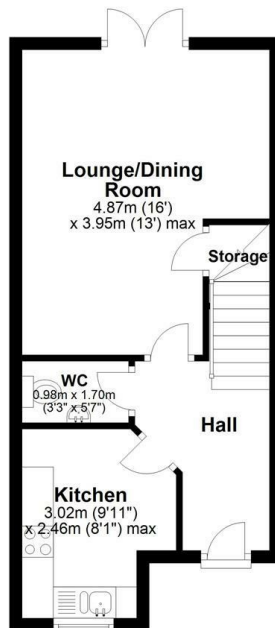


## IMPORTANT NOTICE

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.

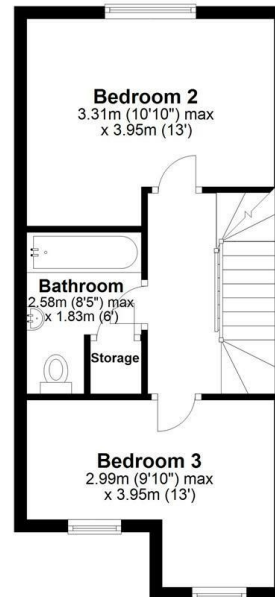
### Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



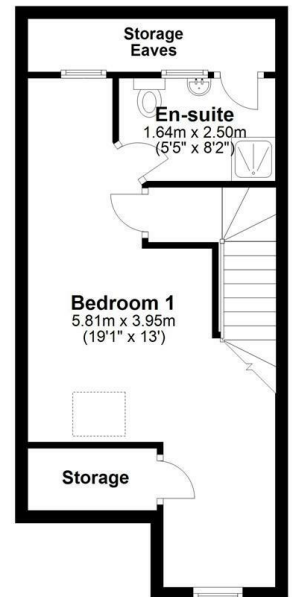
### First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)

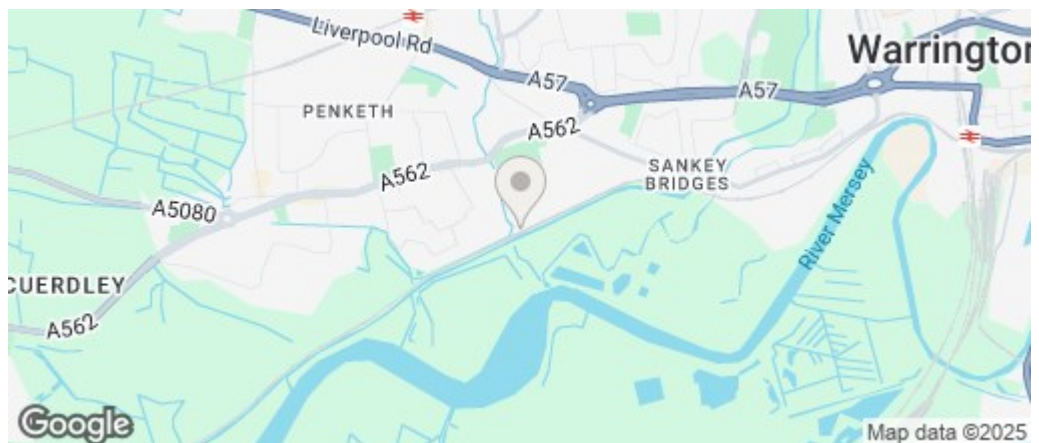


### Second Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
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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