



Bembridge Close, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Three Bedrooms
- Gorgeous Garden
- Desirable Location
- Freehold
- Driveway Parking
- Garage
- Light and Airy
- Close to Local Schools
- Great Countryside Walks



DESCRIPTION

Welcome to this charming detached house located in the desirable area of Great Sankey. This family home offers a spacious living environment along with three bedrooms and a gorgeous garden. With lovely countryside walks nearby and great schools around the corner, this home has endless opportunities and is not to be missed.

Upon entering, you are greeted by a welcoming hall, leading straight into the homely lounge, perfect for relaxing with your family. Following the natural flow of this home the dining room offers access to the garden through patio doors, giving the perfect ambiance of indoor and outdoor living. Completing the ground floor is a modern kitchen, a perfectly positioned utility room and WC.

To the first floor, you are presented with three, well proportioned bedrooms and a three piece family bathroom. Bedroom one offer a fabulous En-suite bathroom.

GARDEN

Leading from the dining room this outdoor space has something for all the family to enjoy whether it be relaxing in the sun or family BBQ's. This rear garden has the perfect mixture of lawn and patio with mature shrubbery surrounding, making this a secluded area.

To the front of the property, there is driveway parking available for three cars and this property also benefits from a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.30m x 3.35m Lounge
- 2.47m x 3.65m Dining Room
- 2.96m x 2.88m Kitchen
- 1.34m x 2.19m Utility Room
- 0.91m x 2.00m WC
- 0.91m x 2.00m Garage

FIRST FLOOR

- Landing
- 4.43m x 2.93m Bedroom One
- 2.47m x 1.11m En-suite
- 3.83m x 3.50m Bedroom Two
- 2.41m x 3.00m Bedroom Three
- 2.47m x 1.67m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 425Mb (Via BT)



LOCATION - GREAT SANKEY

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.

DISTANCES

- Great Sankey High School 1 mile walk
- Great Sankey Neighbourhood Hub 1 mile walk
- Warrington Town Centre 4 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 23 miles via M56
- Manchester City Centre 23 miles via M62
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



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. These items may be available under separate negotiation.

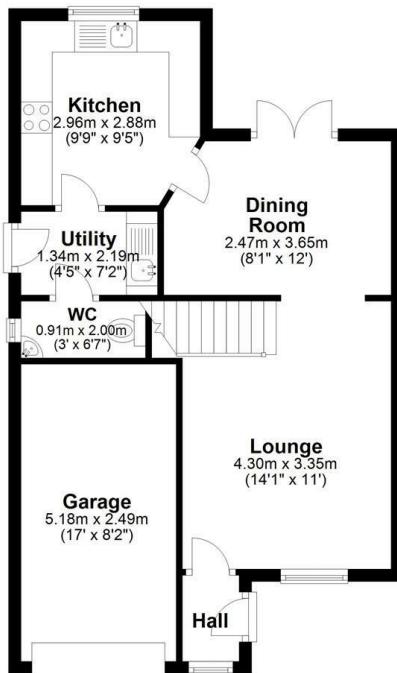




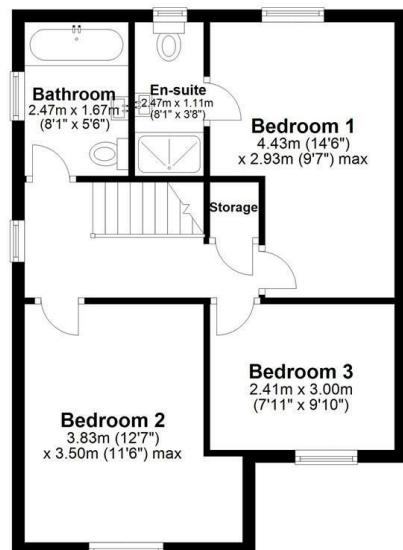
IMPORTANT NOTICE

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.

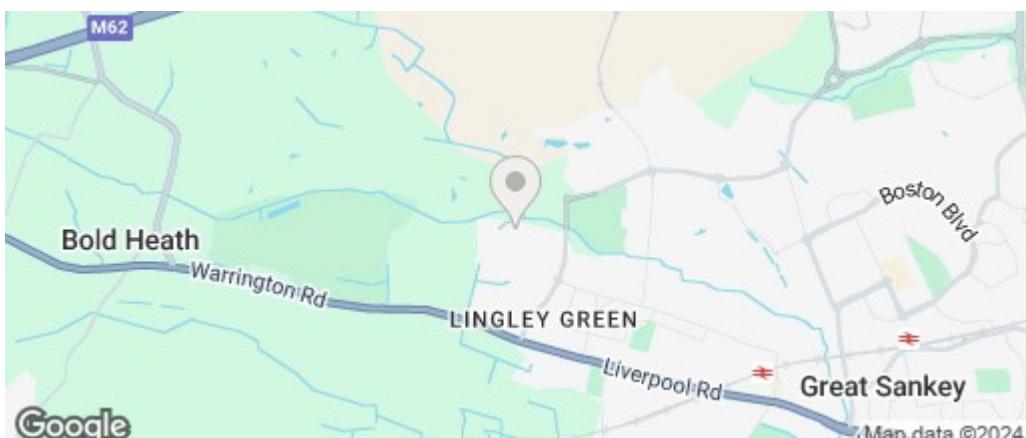
Ground Floor
Approx. 52.6 sq. metres (565.8 sq. feet)



First Floor
Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(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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