



# Broadstone Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Home
- Perfect for Families
- Four Bedrooms
- Three Reception Rooms
- Modern Interior
- Freehold
- Garage Conversion
- South West Garden
- Close to Amenities
- Excellent Schools

## DESCRIPTION

We present this newly built detached home located in the desirable area of Great Sankey, situated close to excellent schools and amenities. Celebrating four generously sized bedrooms, three reception rooms, and a kitchen/diner/family room, this modern family home offers ample space for comfortable living.

As you step inside, you'll be greeted by a contemporary interior that exudes a homely feel, perfect for creating lasting memories with your loved ones. To the front of this home you will find the lounge, office and downstairs WC. The back of the property boasts a fantastic open space of the kitchen/dining and family room, with a utility. With the added benefit of bi-folding doors, this space is great for family time and entraining guests as it also provides access to the private rear garden.

Home to the first floor is four generously sized bedrooms and a family bathroom. Bedroom one also benefits from a En-suite, ensuring convenience for the whole family.

## GARDEN

This garden and home not only offers privacy to the rear but also provides easy access to everything you need, whether you're looking to relax in the tranquillity of your own space or entertain guests in style. Benefiting from a south west facing garden, this truly is perfect for getting the sun almost all day. This garden is maintenance free, benefiting from composite decking and artificial lawn to the front and back. To the front of the property is driveway parking, and a garage which has been converted into a home gym, offering a space to stay active without leaving the comfort of your home.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.94m x 3.36m Lounge
- 3.16m x 8.21m Kitchen/Dining/Family Room
- 2.05m x 3.13m Office
- 1.72m x 1.70m Utility Room
- 1.70m x 1.70m WC

### FIRST FLOOR

- Landing
- 3.15m x 4.06m Bedroom One
- 2.12m x 1.72m En-suite
- 2.59m x 4.05m Bedroom Two
- 3.27m x 2.70m Bedroom Three
- 3.27m x 2.00m Bedroom Four
- 2.00m x 3.36m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## DISTANCES

- Barrow Hall College 0.3 mile walk
- Great Sankey High School 0.3 mile walk
- Chapleford Village Primary School 1.5 miles
- Warrington Town Centre 4.5 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 16 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

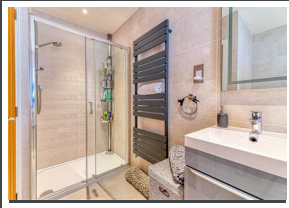
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

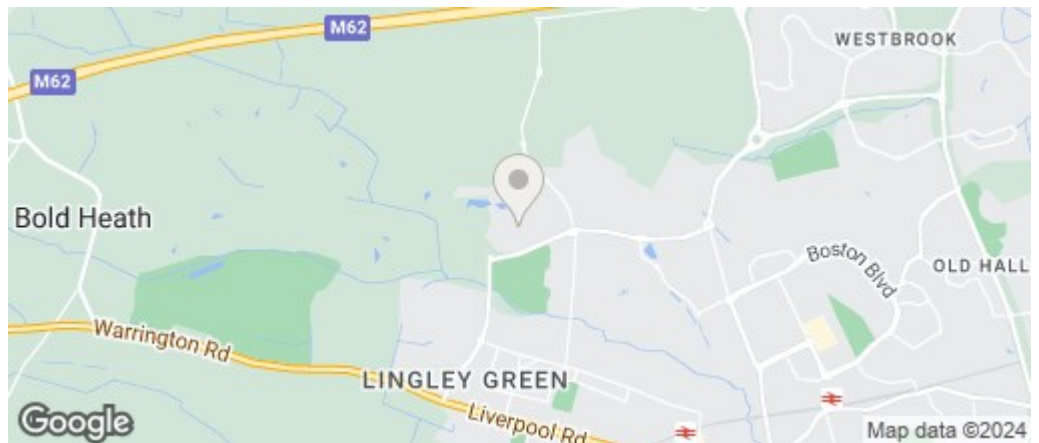
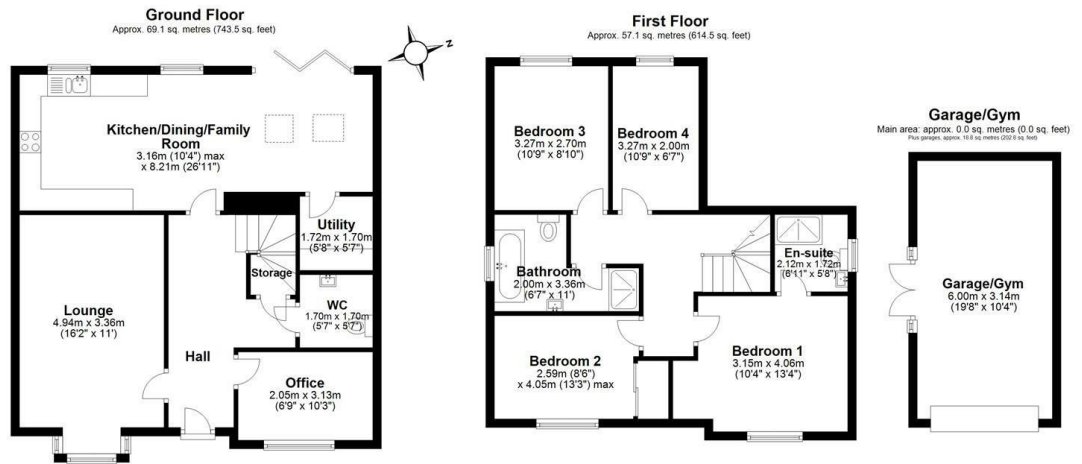
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(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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