



Elmsett Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Desirable Location
- Open Plan Living Dining
- Modern Garden
- Families
- Garage and Driveway
- Freehold
- No Onward Chain
- First-Time Buyers
- Close To Amenities

INTERIOR

Situated in sought-after Great Sankey, this well presented three-bedroom two-bathroom home is ideal for first-time buyers or families seeking comfort and convenience. As you step into this property you are welcomed with a spacious yet cosy open-plan living and dining area, with a beautiful bay window overlooking the garden. The kitchen is compact and filled with ample storage options, with a door leading into the garden. Completing the ground floor is a handy WC and integral garage.

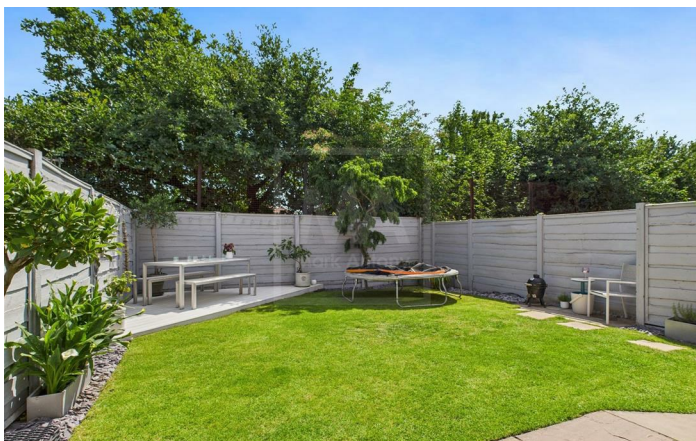
Upstairs you will find a storage cupboard, the main family bathroom and three nicely sized bedrooms. One bedroom benefits from built in wardrobes, and the master bedroom boasts a charming dressing area and its very own En-suite adding a sense of luxury to this space! This house is neutrally decorated throughout allowing for easy personalisation to turn this charming house into your perfect home!

GARDEN

The garden is accessible through the kitchen and is neat, tidy and modern. A paved patio area follows the width of the house, perfect for outdoor furniture, and a lovely slate border encases the lawn around to a slightly raised deck in the far corner. Sheltered at the back by tall bushes, this garden is a tranquil outdoor space ideal for relaxing or entertaining.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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: C

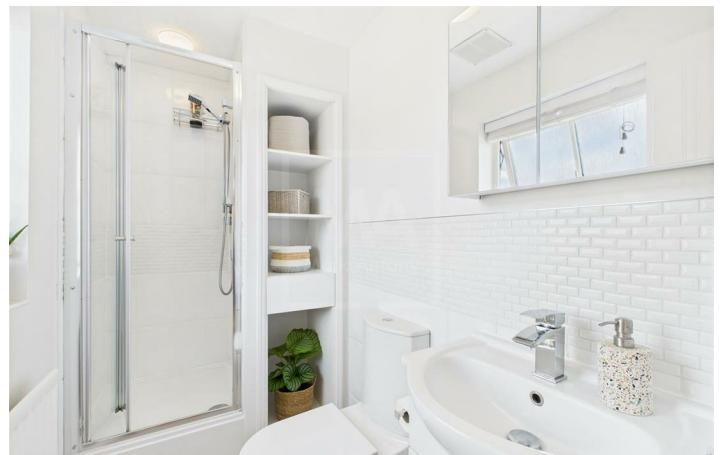
Tenure: Freehold

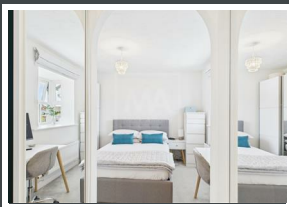
(Property tenure to be confirmed by solicitors)

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.



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Approximate total area⁽¹⁾
840 ft²

(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) 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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