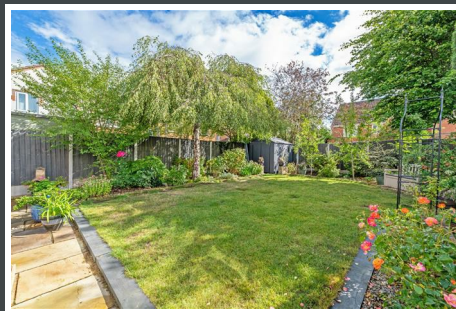




Freshwater Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Light and Airy
- Detached Family Home
- Freehold
- Popular Location
- Modern Kitchen
- Close to Local Schools
- Driveway Parking
- Lovely Garden
- Double Garage

INTERIOR

Step inside this charming and spacious home, where comfort meets space. The ground floor boasts three inviting reception rooms, perfect for entertaining or relaxing with family. The heart of the home is a stylish kitchen featuring a central island—ideal for casual dining or culinary creativity. Adjacent to the kitchen, a light and airy conservatory floods the space with natural light and offers serene views of the garden. Completing the ground floor is a shower room and a versatile study room, which is perfect for home workers.

Upstairs, you'll find four well-proportioned bedrooms, each thoughtfully designed for restful living. The family bathroom serves bedrooms three and four, while bedrooms one and two benefit from their own private En suite facilities, adding a touch of luxury and convenience. This beautifully presented property combines versatile living spaces with modern comforts, making it an ideal choice for families seeking a refined lifestyle in a welcoming and well-connected neighbourhood.

GARDEN

This delightful garden features several well-established trees that add depth, shade, and character to the outdoor space. A lush green lawn stretches across the centre, perfect for play or relaxation, while a neatly paved patio offers an ideal spot for alfresco dining or morning coffee. The harmonious blend of mature greenery and structured design creates a peaceful retreat, inviting you to unwind and enjoy the changing seasons in comfort. To the front of the property there is a driveway suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.1Gb (Via Virgin)



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

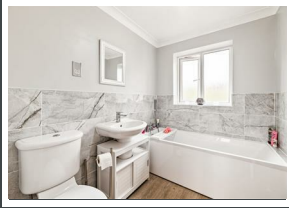
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

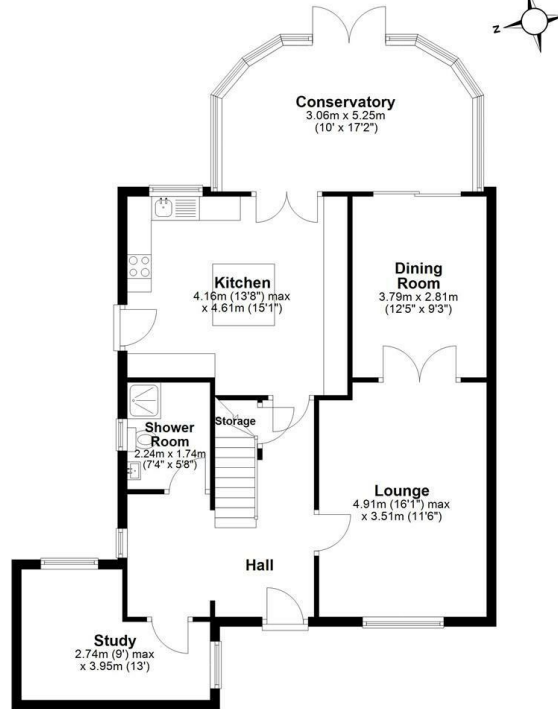




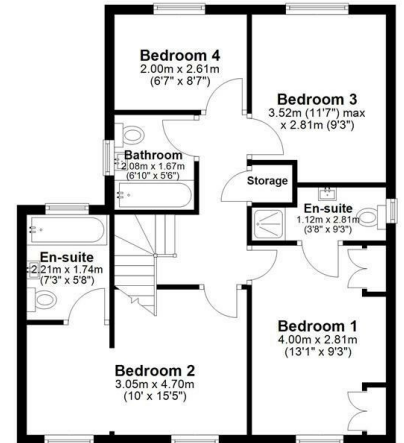
IMPORTANT NOTICE

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.

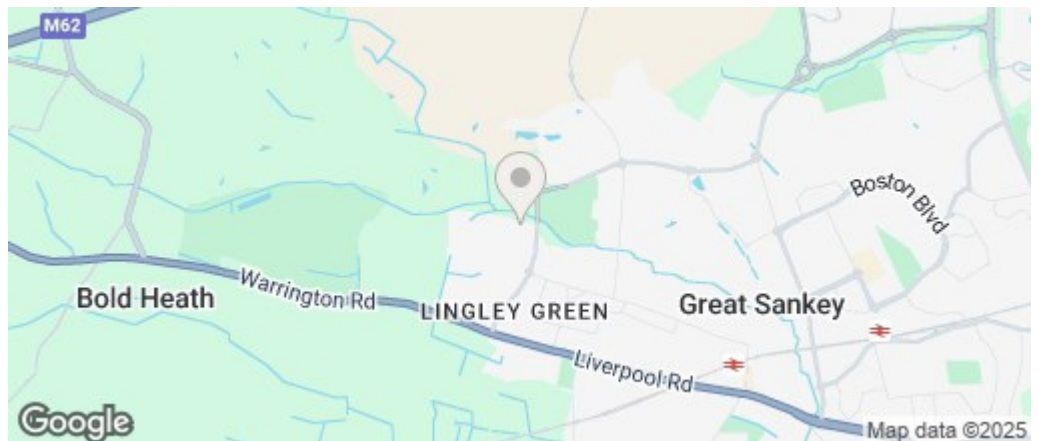
Ground Floor
Approx. 90.7 sq. metres (976.5 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 149.1 sq. metres (1605.2 sq. feet)



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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