



Whitethorn Avenue, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

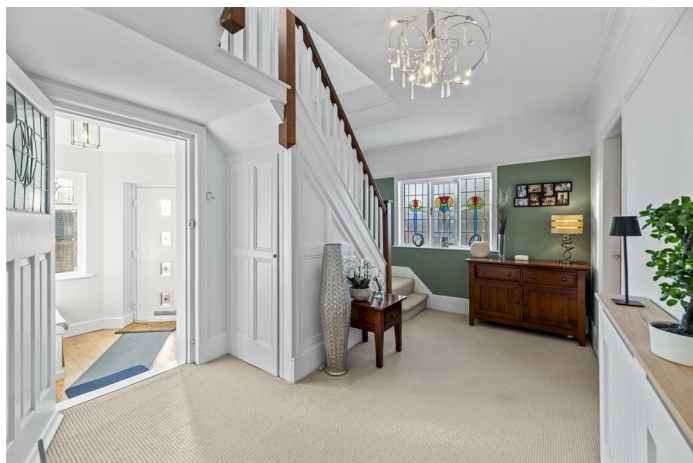
HIGHLIGHTS

- Detached Home
- Freehold Title
- Ample Driveway Parking
- Wrap Around Garden
- Beautifully Modernised
- Five/Six Bedrooms
- Character Features
- Thoughtfully Upgraded
- Quiet Cul-De-Sac
- Near To Schools

INTERNAL

Though beautifully modernised, the property retains its authentic period essence, with the owners ensuring that its character features remain throughout the home. A welcoming separate porch opens into a large, light-filled entrance hall, setting the tone with its warm character and a beautiful stained-glass window. This generous home boasts two spacious living rooms, perfect for both formal entertaining and relaxed everyday use. The heart of the home is the beautifully modern kitchen/dining/family room. Thoughtfully designed, it features high-end finishes, expansive worktops, quality appliances, and ample space for both cooking and socialising. Large windows and garden views ensure the space feels bright, inviting, and seamlessly connected to the outdoors. This versatile property offers a third reception room ideal as a snug or home office whilst also providing the convenience of a downstairs WC and utility room.

Upstairs, the impressive master suite is a true highlight showcasing a dressing area with fitted wardrobes along with the beautifully modern En-suite bathroom. Across its expansive square footage, the property offers four additional bedrooms, each well sized. The bathrooms have been finished in a modern, stylish design, combining contemporary fittings with elegant touches. A unique addition to this home is the fourth bedroom offering an upper level or sixth bedroom, ideal as a hobby or games room.



GARDEN

To the rear, the landscaped garden is a true highlight—carefully designed to create a tranquil, private oasis with thoughtfully arranged seating and patio spaces that provide the perfect backdrop for outdoor dining or simply relaxing in peaceful surroundings. Whilst offering a low-maintenance setting, this property also provides a beautiful wrap around garden featuring a lush lawn, mature greenery for privacy and a home for local wildlife.

The double detached garage allows for ample storage and is partitioned with a convenient home office to the rear. In addition, there is ample driveway parking available for multiple vehicles and gated entry for privacy and security.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION - GREAT SANKEY

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
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.



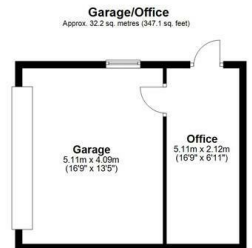
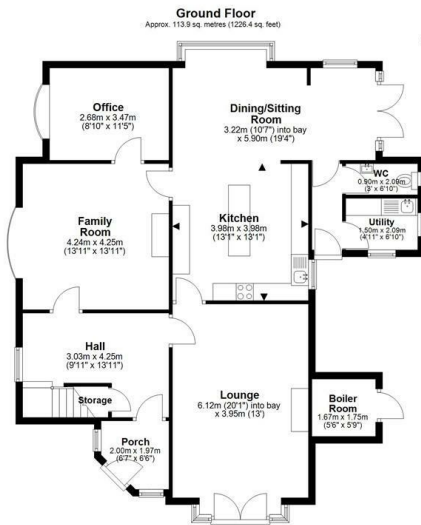
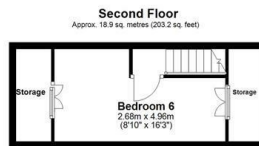




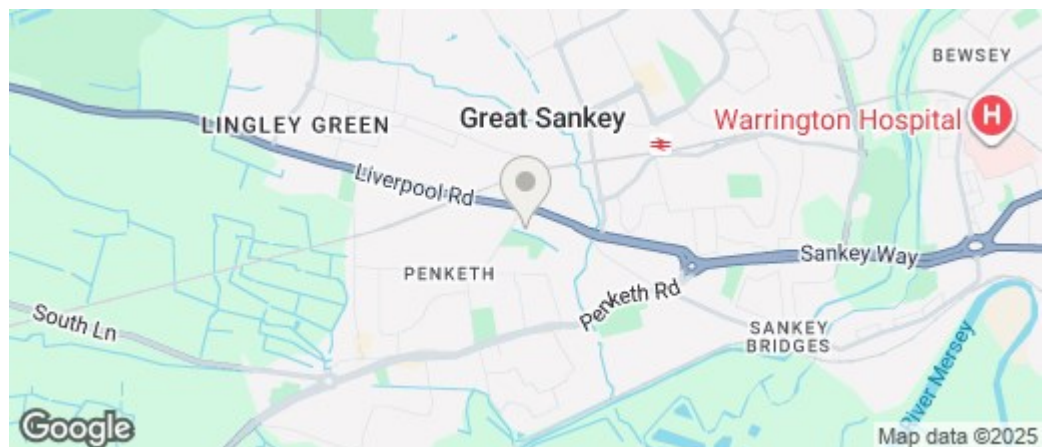


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Total area: approx. 256.3 sq. metres (2758.9 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		
	58	69
England & Wales		
EU Directive 2002/91/EC		

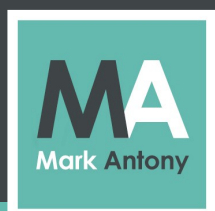
VIEWING ARRANGEMENTS

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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070