

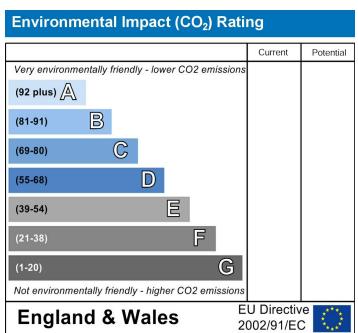
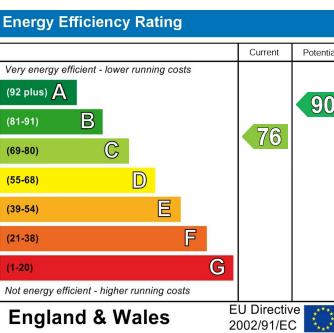
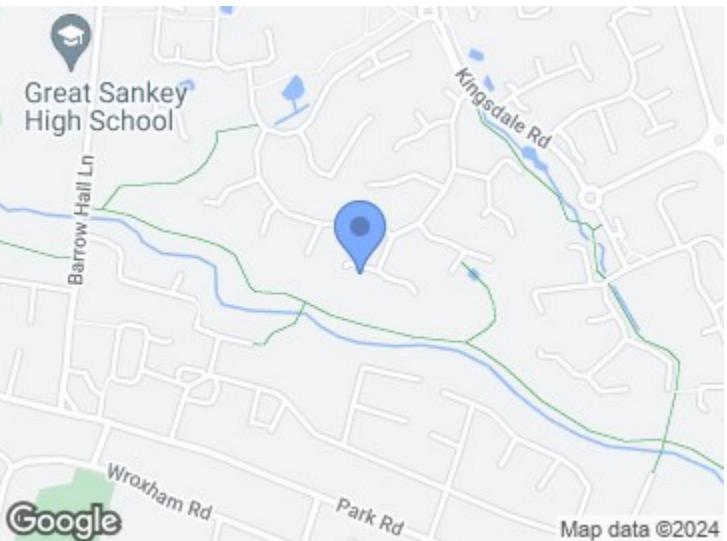


## Location

Great Sankey and neighboring Penketh are amongst the most affluent parts of Warrington, north of the River Mersey. Its key position near the M62 motorway links, and being in between the cities of Liverpool and Manchester, make it a popular place to live. The area has continued to see the development of Chapelford Urban Village, with new restaurants and shopping facilities near by. The development on the former Burtonwood Airbase (now known as Omega) also continue.

The secondary school is Great Sankey High School. This site also contains facilities for its sixth form under the name of Barrow Hall College. Nine primary schools (Barrow Hall, St Philips, Park Road, Old Hall, St Joseph's, Chapelford Village, St James, Callands and Burtonwood) serve Great Sankey.

Sankey railway station is on the Liverpool to Manchester line and served by an hourly service of stopping trains run by Northern. Bus services link the area with Warrington Town Centre. Great Sankey is on the A57 road linking Warrington with the M62 motorway at junction 7. The nearest airport is Liverpool John Lennon Airport.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

# Great Sankey



**RECENTLY FITTED KITCHEN & BATHROOM | PRIVATE REAR GARDEN | AMPLE PARKING | INTEGRATED APPLIANCES** | Set within a popular close in Great Sankey, this three-bedroom mews property comprises an entrance hallway, cloakroom, lounge, and newly fitted kitchen featuring integrated appliances. To the first floor, there is a newly fitted bathroom and three bedrooms. To the rear is a private garden comprising porcelain tiles, Astro, loose slate borders, a storage unit and a courtesy tap.

**£250,000**

**Tel: 01925 600 200**

# Great Sankey Barbendale Close



## Accommodation

RECENTLY FITTED DINING KITCHEN & BATHROOM | PRIVATE SOUTHERLY ASPECT REAR GARDEN | CUL-DE-SAC POSITION | NO-CHAIN

Set within a popular close in Great Sankey, this three-bedroom mews property comprises an entrance hallway, cloakroom, lounge, and newly fitted kitchen featuring integrated appliances. To the first floor, there is a newly fitted bathroom and three bedrooms. To the rear is a private garden comprising porcelain tiles, Astro, loose slate borders, storage unit and a courtesy tap.

## Entrance Hallway

5'9 x 3'11 (1.75m x 1.19m)

Composite door with feature frosted double glazed panel, Pvc double glazed window to the side elevation and a central heating radiator.

## Cloakroom

5'9 x 2'6 (1.75m x 0.76m)

Vanity sink with chrome mixer tap, cupboard storage below and mirror above, set within a mosaic tile surround, low-level Wc with push button flush, radiator, frosted Pvc double glazed window and a central heating radiator.

## Lounge

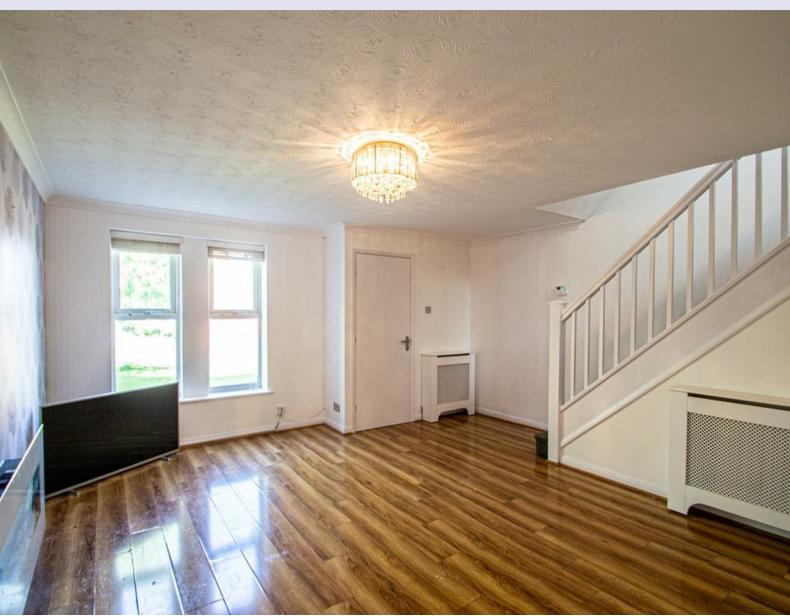
16'3 x 14'7 (4.95m x 4.45m)

Twin Pvc double glazed windows overlooking the front garden, two central heating radiators with decorative covers, feature electric fireplace, ceiling coving and access to the first floor.

## Dining Kitchen

8'34 x 14'64 (2.44m x 4.27m)

Recently fitted high gloss white kitchen with matching base drawer & eye level units, inset lights, composite one and a half bowl sink with chrome mixer tap set within a heat resistant top. Integrated appliances including, fridge freezer, dishwasher, and washing machine. Oven and hob with extractor hood. Pvc double glazed window with a rear aspect, Pvc double glazed French doors leading into the garden. Access to a large storage cupboard under the stairs.



## Bedroom Three

10'3 x 5'79 (3.12m x 1.52m)

Pvc double glazed window overlooking the cul-de-sac entrance, airing cupboard and a central heating radiator.

## Bathroom

5'8 x 6'10 (1.73m x 2.08m)

Recently fitted bath complemented by thermostatic twin shower heads, vanity sink unit with chrome mixer tap, cupboard storage below and a mirror above, low-level Wc with push button flush, heated chrome ladder towel rail, marble effect tiled walls, frosted Pvc double glazed window with a rear aspect, mosaic styled vinyl flooring and an extractor fan.

## Outside

Porcelain two tone tiles featuring an ample artificial lawned area surrounded by a loose slate border, complementary outdoor tap and Pvc storage unit.

## Tenure

Advised Leasehold

## Council Tax

Tax band 'C' - £1,938.50 as of 2023/2024

## Local Authority

Warrington Borough Council

## Services

No tests have been made of mains services, heating systems to associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA5 3HU

## Possession

Vacant Possession upon completion. No chain.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.