Great Sankey



BEAUTIFULLY APPOINTED & UPPGRADED ACCOMMODATION I FOUR BEDROOMS & EN-SUITE TO MAIN I PRIVATE LANDSCAPED REAR GARDEN I DETACHED GARARGE I NHBC 2030 I POPULAR FAMILY LOCATION This recently constructed four bedroom detached home comprises entrance hallway, W.C, Lounge with feature bay window, modern dining Kitchen with integrated appliances and pantry cupboard. The first floor includes four bedrooms with en-suite shower and integrated wardrobes to the main, family bathroom and airing cupboard housing a modern combi-boiler. Landscaped rear garden with patio area complete with detached garage and off-road parking.

£400,000

Tel: 01925 600 200

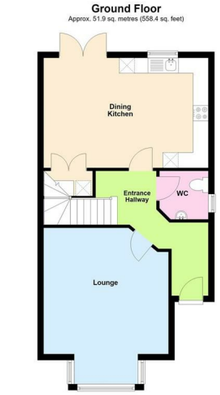
98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Location

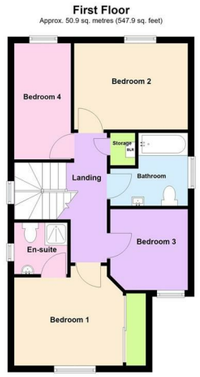
Great Sankey and neighboring Penketh are amongst the most affluent parts of Warrington, north of the River Mersey. Its key position near the M62 motorway links, and being in between the cities of Liverpool and Manchester, make it a popular place to live. The area has continued to see the development 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.

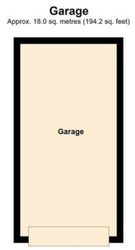
The secondary school is Great Sankey High School. This site also contains facilities for its sixth form under the name of Barrow Hall College. Nine primary schools (Barrow Hall, St Philips, Park Road, Old Hall, St Joseph's, Chapelford Village, St James, Callands and Burtonwood) serve Great Sankey.

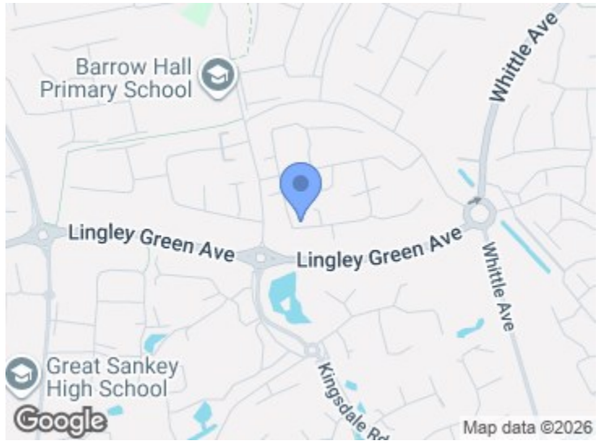
Sankey railway station is on the Liverpool to Manchester line and served by an hourly service of stopping trains run by Northern. Bus services link the area with Warrington Town Centre. Great Sankey is on the A57 road linking Warrington with the M62 motorway at junction 7. The nearest airport is Liverpool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

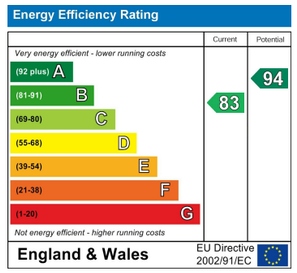


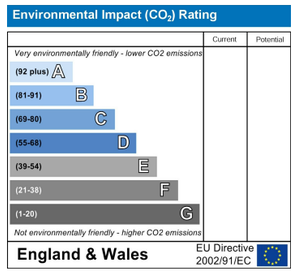
Total area: approx. 120.8 sq. metres (1300.6 sq. feet)











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Great Sankey
Lakenheath Crescent







Accommodation
Well presented and stylish accommodation over two floors, with ample parking, detached garage and private rear garden. Internally, the property boasts well proportioned accommodation including entrance hallway, ground floor W.C, lounge with panelling and feature bay window, modern dining kitchen with integrated appliances and pantry cupboard. The first floor presents a landing with loft access, family bathroom, four bedrooms with en-suite shower room to the main. Established front garden and landscaped rear garden with feature planter and patio area.

Entrance Hallway
Composite glazed and panelled front door opening onto the entrance hallway, with stylish wall panelling & cloaks hooks, central heating radiator, twin ceiling lights and access to:

W.C
5'2" x 5'1" (1.6m x 1.56m)
Modern suite with tiled flooring, low level W.C, 'Floating' hand wash basin with Chrome mixer tap and tiled splashback, frosted PVC window to the side elevation, central heating radiator & ceiling light.

Lounge
17'0" x 13'1" (5.2m x 4m)
Feature square bay with PVC window to the front elevation, stylish wall panelling, wall lighting and continued wood effect flooring. Television point & telephone point.

Dining Kitchen
11'9" x 17'8" (3.6m x 5.4m)
A range of matching eye and base level high gloss units complimented with heat resistant, roll top worksurfaces complete with upturn. Integrated appliances include 'Zanussi' oven and grill, 'Zanussi' four ring gas hob with matching extractor above, stainless steel one and a half bowel sink with Chrome mixer tap, integrated fridge freezer and dishwasher. Further double doors open into a pantry cupboard providing additional storage with space for washer & dryer. PVC Patio doors open immediately onto a flagged patio area, in turn the private rear garden.

First Floor

Landing
PVC Window to the side elevation, central heating radiator, ceiling light, loft access and airing cupboard housing a 'Potterton' combi boiler (2020)





Bedroom One
12'10" x 10'0" (3.93m x 3.07m)
Integrated mirrored sliding wardrobes providing handing and shelving space, PVC Double glazed window to the front elevation, central heating radiator, stylish panelled wall and access to:

En-Suite
5'3" x 5'10" (1.61m x 1.8m)
Tiled floor with part tiled walls comprising three piece suite: corner shower unit with glass bi-folding door, low level W.C, 'floating' hand wash basin with Chrome mixer tap & tiled splashback, frosted PVC window to the side elevation, ceiling light and extractor fan.

Bedroom Two
8'7" x 11'7" (2.64m x 3.55m)
PVC Double glazed window to the rear elevation, stylish wall panelling, central heating radiator and ceiling light.

Bedroom Three
8'3" x 8'2" (2.52m x 2.5m)
PVC Window to the front elevation, central heating radiator, wall panelling and ceiling light.

Bedroom Four
11'11" x 5'8" (3.65m x 1.75m)
PVC Double glazed window to the rear elevation, central heating radiator and ceiling light.

Bathroom
8'2" x 7'0" (2.5m x 2.14m)
Tiled flooring and part tiled walls, comprising three piece suite with glass panel shower screen, Chrome mixer tap and wall mounted 'Mira, Via' thermostatic shower, 'floating' sink with Chrome mixer tap, low level W.C, frosted PVC window to the side elevation, ceiling light and extractor fan.

Outside
Established gardens with low level hedging to the front elevation and a well designed landscaped rear garden, featuring two patio areas, flagged walkway and fenced borders with evergreen shrubbery. Gated access to the driveway and detached garage, with manual up & over door, lighting and power points. Both hot and cold taps.

Garage
19'8" x 9'10" (6m x 3m)
Manual up & over door, lighting and power points.

Tenure
Freehold

Council Tax
Tax Band 'E'

Local Authority
Warrington Borough Council

Services
No tests have been made of main services, heating systems, or 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 3UE

Possession
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate and Letting Agents on 01925 600200 or property@cowdelclarke.com