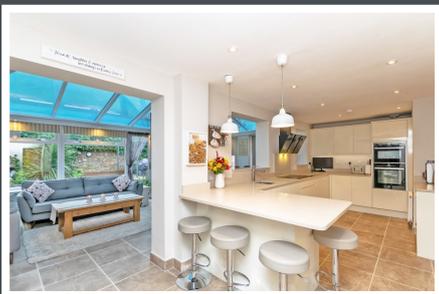




Wharfdale Close, Whittle Hall, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Beautifully Presented
- Bay Fronted Lounge
- Detached Family Home
- Stylish Kitchen/Breakfast Room
- Sought After Location
- Huge Orangery
- Four Double Bedrooms
- Downstairs WC
- En-suite to Master
- Low Maintenance Garden



DESCRIPTION

A beautifully presented detached property in the highly sought after location of Whittle Hall. This fabulous family home has an abundance of space, boasting a gorgeous open plan living area, stylish kitchen and four double bedrooms. Internal viewing is highly recommended.

Access into this fantastic home is into a welcoming hallway leading to a bay fronted lounge, stunning recently refurbished kitchen / breakfast room and a sizeable orangery. There is also a downstairs WC and access to the integrated garage. To the first floor there are four double bedrooms, all with fitted wardrobes, an en-suite to master and a family bathroom.

GARDENS

To the rear of the property there is a delightful private garden which is mainly laid with artificial grass making it very low maintenance. There is also a raised decking area, perfect for alfresco dining. To the front of the property there is driveway parking for multiple cars leading to the garage.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.45m x 3.56m
- Family/Dining Room 3.87m x 6.47m
- Kitchen/Breakfast Room 2.59m x 7.10m
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.58m x 3.56m
- En-suite 1.95m x 1.51m
- Bedroom Two 4.33m x 2.54m
- Bedroom Three 4.01m x 2.53m
- Bedroom Four 3.36m x 2.54m
- Bathroom 2.55m x 2.00m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Sankey Train Station 10 minute walk
- Warrington Town Centre 2.5 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 21 miles via M56
- Manchester Airport 21 miles via M56
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

Tenure: Freehold

(to be confirmed by Solicitors.)

Please note: The vendor of this property is a relation of a member of staff at Mark Antony Estates.

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





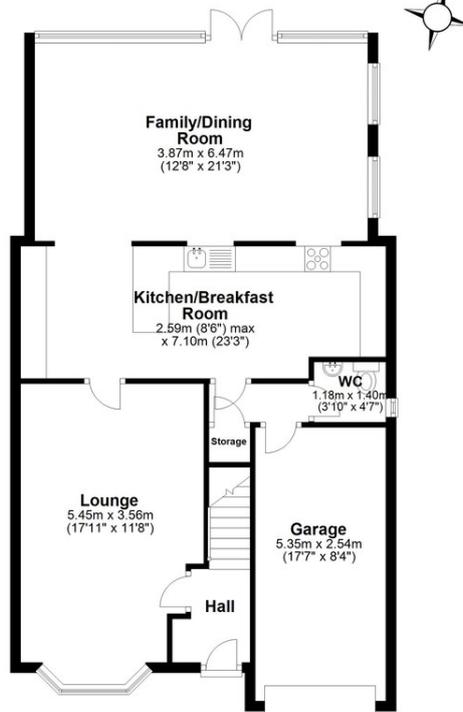




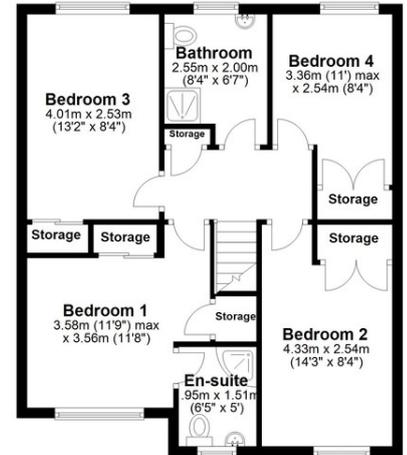
IMPORTANT NOTICE:

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.

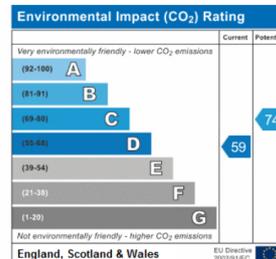
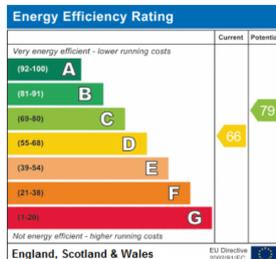
Ground Floor
Approx. 85.1 sq. metres (915.6 sq. feet)



First Floor
Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 142.8 sq. metres (1537.4 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

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
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**