

Great Sankey

Location

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 close by 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



THREE BEDROOM DETACHED HOME | ENCLOSED GARDEN | HIGHLY SOUGHT AFTER LOCATION | BRILLIANT TRAVEL LINKS | NO CHAIN This three bedroom detached home, offers superb accommodation with great links for commuting. The home briefly includes an entrance hallway, WC, lounge, kitchen & dining room whilst to the first floor there is the master bedroom with en-suite, two further bedrooms and a family bathroom. The exterior has a driveway for parking and garden to the rear.



www.cowdelclarke.com

£339,950

Tel: 01925 600 200

Great Sankey Carsington Water



Accommodation

Ground Floor

Entrance Hallway

16'0" x 6'10" (4.884m x 2.106m)
Accessed through a 'Composite' door into a welcoming reception providing access to the rest of the ground floor accommodation. Stair case to the first floor, gas central heating radiator, and under stair storage housing the consumer unit.

WC

5'6" x 3'0" (1.697m x 0.930m)
Two piece suite including a low-level WC with a chrome 'push button' flush, and a wash hand basin with chrome mixer tap in addition to wood paneled flooring.

Lounge

18'1" x 10'10" (5.531m x 3.315m)
A light and airy room featuring a 'box' PVC double glazed windows to the front elevation, carpeted flooring, television and ethernet point.

Kitchen & Dining Area

18'1" x 10'10" (5.536m x 3.314m)
Fitted with a contemporary 'Shaker' style kitchen comprising a range of base, drawer and eye level units complimented with integrated appliances including a five ring gas hob with a steel splash back and chrome 'chimney' extractor fan above, 'AEG' oven & grill, 'ZANUSSI' dishwasher, 'WHIRLPOOL' washing machine, and fridge freezer. one and a half stainless steel chrome sink drainer unit with a chrome mixer tap set within a contrasting work surface and splash back, eye level cupboard housing the 'LOGIC' boiler. Wood paneled flooring, gas central heating radiator, PVC double glazed window to the rear elevation and PVC double glazed 'French' doors leading to the garden.

First Floor



Landing

9'9" x 8'8" (2.980m x 2.648m)
Generous space providing access to the rest of the first floor accommodation further complimented with a PVC double glazed window to the side elevation and storage cupboard housing the water tank.

Bedroom One

12'0" x 11'1" (3.680m x 3.400m)
Featuring a front aspect with built-in wardrobes, PVC double glazed window to the front elevation and gas central heating radiator.

En-Suite

6'4" x 5'8" (1.935m x 1.752m)
Three piece suite including a standing shower with tiled walls and chrome mixer shower head, pedestal wash hand basin with chrome mixer tap, and low-level WC with chrome 'push button' flush. Further complimented with chrome ladder towel rail and PVC double glazed window to the side elevation.

Bedroom Two

10'11" x 8'8" (3.347m x 2.660m)
Featuring a rear aspect with a PVC double glazed window to the rear elevation, built-in wardrobe and gas central heating radiator.

Bedroom Three

11'7" x 9'1" (3.542m x 2.784m)
Again, located to the rear including a PVC double glazed window and gas central heating radiator.

Bathroom

8'7" x 6'1" (2.624m x 1.874m)
Three piece suite including a panelled bath with chrome mixer shower head and screen, wash hand basin with a chrome mixer tap and low-level WC with a chrome 'push button' flush. Tiled flooring with part-tiled walls, chrome ladder towel rail and PVC double glazed window to the front elevation.

Outside

To the rear there is an enclosed garden laid to lawn with a patio area and shed, to the front there is a driveway with off-road parking for two vehicles.

Council Tax

Band 'D' - £2,295.70 (2025/2026)

Local Authority

Warrington Borough Council

Postcode

WA5 3UP

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.