



# Elmsett Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTINGS AGENTS

## HIGHLIGHTS

- Family Home
- Desirable Location
- Three Bedrooms
- Light and Airy Conservatory
- Close to Local Schools
- Detached Home
- Freehold
- Integrated Appliances
- Modern Décor
- Gorgeous Garden



## DESCRIPTION

A stunning detached home boasting an ultra-stylish finish throughout situated in a desirable location of Great Sankey. This home briefly comprises of three, spacious bedrooms, a modern and sleek kitchen along with the added benefit of a light and airy conservatory. Being within close proximity to local schools and amenities, this home is perfect for the growing family.

Access into this beautifully presented home is via a hallway leading directly into the open plan lounge and dining room. The lounge celebrates a new fire place, making this space cosy and homely whilst offering access into the modern kitchen which boasts integrated appliances. The conservatory is set to the back of the house and offers a light and airy space, perfect for rest and relaxation.

To the first floor you are presented with three spacious bedrooms and family bathroom. Bedroom one celebrates a gorgeous en-suite bathroom.

## GARDEN

Sitting on a fantastic plot, this garden enjoys a very enviable position. This beautiful garden has the perfect mixture of lawn and patio, with white stones bordering, ideal for entertaining family and friends. To the front of the property there is a driveway suitable for multiple cars and also access to the garage. On street parking is also available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge/Dining Room 7.41m x 2.67m
- Kitchen 3.24m x 3.22m
- Conservatory 3.33m x 3.69m
- WC 1.37m x 0.97m
- Garage 5.42m x 2.55m

### FIRST FLOOR

- Landing
- Bedroom One 3.30m x 2.97m
- En-suite 2.59m x 2.55m
- Bedroom Two 2.91m x 2.65m
- Bedroom Three 2.90m x 1.93m
- Bathroom 1.88m x 1.98m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

## 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

- St Josephs Catholic Primary 10 Minute walk
- Chapelford 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 15 miles via M62
- Manchester City Centre 22 miles via M62
- Manchester Airport 23 miles via M56
- Chester City Centre 23 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.)

## Contents, Fixtures and Fittings

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





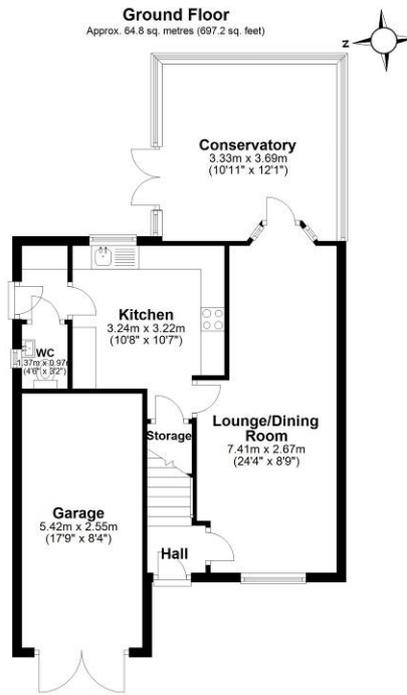
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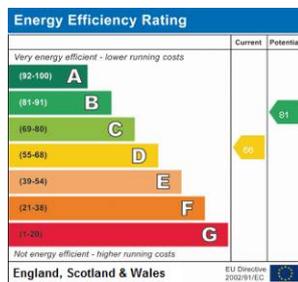


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Total area: approx. 106.3 sq. metres (1143.9 sq. feet)



**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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