



Barbondale Close, Great Sankey Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Sizeable
- Five Bedrooms
- Light and Airy
- Conservatory
- Close to Motorways
- Good Schools
- Desirable Location
- Gorgeous Garden
- Family Home

DESCRIPTION

Interactive Virtual Tour available. We present this stunning detached property in the desirable location of Great Sankey. This gorgeous home comes with five sizeable bedrooms along with ample living space including a light and airy conservatory and would make a wonderful family home. There is also an added benefit of a fabulous front and back garden.

Access into the wonderful home is welcomed with a porch which leads into the hallway and then you are presented with a spacious lounge, a family room along with a spacious dining room and sleek kitchen and a conservatory.

To the first floor there are five bedrooms along with a family bathroom.

GARDEN

Sitting on a fantastic sized plot, this property enjoys an enviable position with a generous rear garden. There is a sizeable driveway to the front of the house which is suitable for multiple cars and also offers off road parking.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.05m x 4.07m
- Family Room 3.38m x 2.46m
- Kitchen 2.82m x 3.76m
- Dining 2.82m x 2.35m
- Utility Room 1.57m x 1.47m
- Conservatory 2.86m x 2.70m
- Storage 1.70m x 2.46m
- WC 1.15m x 1.47m

FIRST FLOOR

- Landing
- Bedroom One 3.45m x 2.80m
- En-suite 1.27m x 2.38m
- Bedroom Two 4.21m x 2.46m
- Bedroom Three 2.66m x 3.08m
- Bedroom Four 2.66m x 2.64m
- Bedroom Five 2.41m x 2.32m
- Bathroom 1.66m x 1.86m

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.

Contents, Fixtures and Fittings

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



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Tenure: Freehold

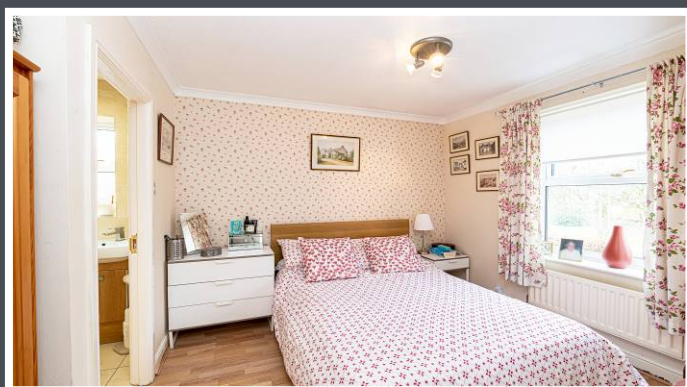
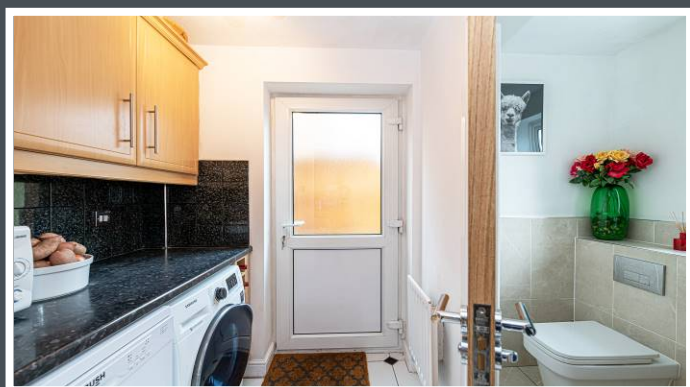
(to be confirmed by Solicitors.)

DISTANCES

- | | |
|---------------------------|------------------|
| • Chapelford Village | 1 mile walk |
| • Warrington West Station | 1 mile walk |
| • Warrington Town Centre | 3 miles |
| • Manchester Airport | 22 miles via M56 |
| • Manchester City Centre | 20 miles via M56 |
| • Liverpool City Centre | 17 miles via M62 |

(Distances quoted are approximate)







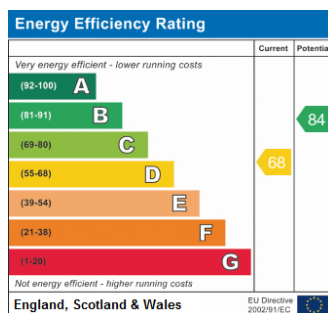
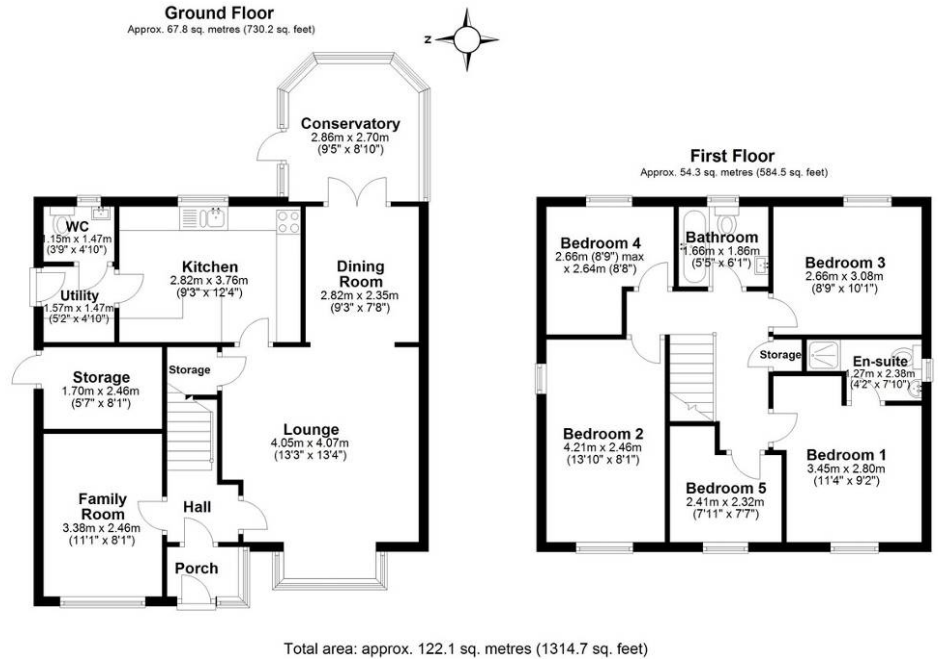


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VIEWING ARRANGEMENTS

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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