





Elmsett Close, Great Sankey

Warrington, Cheshire

Detached • Corner Plot • Converted Garage • Four Reception Rooms • South Facing Garden • Freehold Title • Generous Driveway • Three Bathrooms And W.C • Modern Kitchen • Close To Local Amenities

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

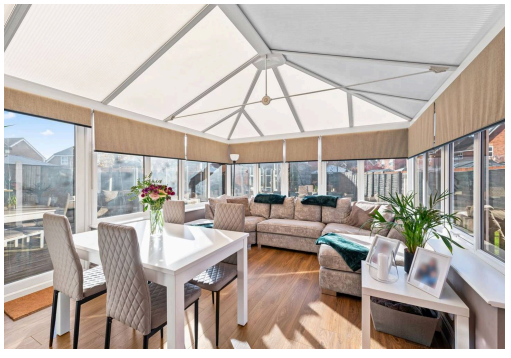
Upon entering the property, you are greeted by a welcoming entrance hallway, setting the tone for the spacious and versatile accommodation that follows. To the left, a generous lounge enjoys an abundance of natural light and provides direct access to the garden, creating a lovely space to relax and unwind. Continuing through the property, you will find a well-appointed kitchen, thoughtfully fitted with a range of integrated appliances, ample worktop space and plentiful storage. The kitchen flows seamlessly into a conservatory, currently utilised as a dining area. A further reception room offers excellent flexibility and is currently arranged as a home office. This room also benefits from access to a second conservatory. A convenient ground floor W.C. completes the accommodation on this level. To the first floor, the property continues to impress with three well-proportioned bedrooms. The third bedroom benefits from built-in storage, while the principal bedroom boasts its own en-suite shower room. The remaining bedrooms are serviced by a family bathroom.

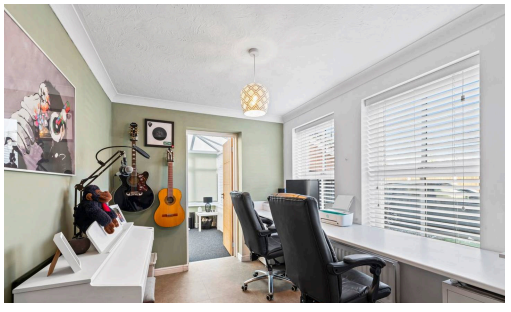


A particularly impressive feature of this home is the conversion of the former double garage, now providing a self-contained ancillary annexe. This superb additional space comprises a modern kitchen/diner and lounge, a separate bedroom and a shower room.

EXTERIOR

Externally, the property boasts a particularly generous and well-maintained rear garden, offering a fantastic combination of lawn and patio areas, ideal for both relaxing and entertaining. A standout feature is the impressive covered outdoor entertaining area, complete with a bar area and ample seating space, creating the perfect setting for hosting family and friends throughout the year. The garden also benefits from a further paved seating area providing both practicality and versatility.





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.

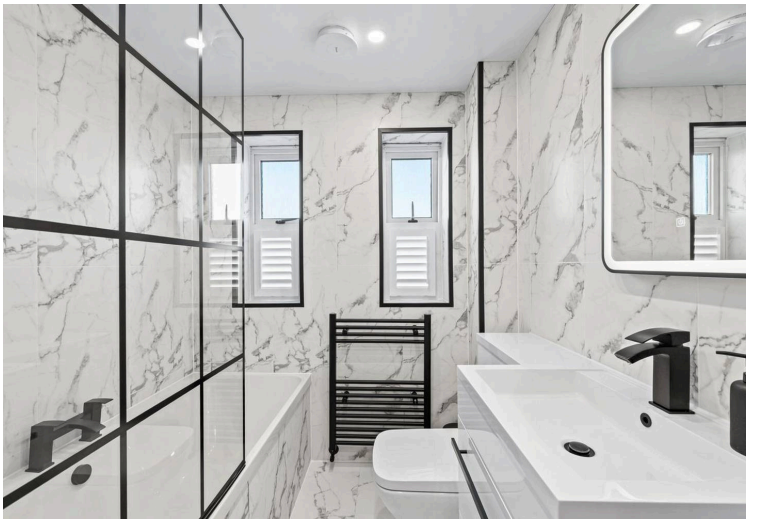
GENERAL INFORMATION

Council Tax band: D

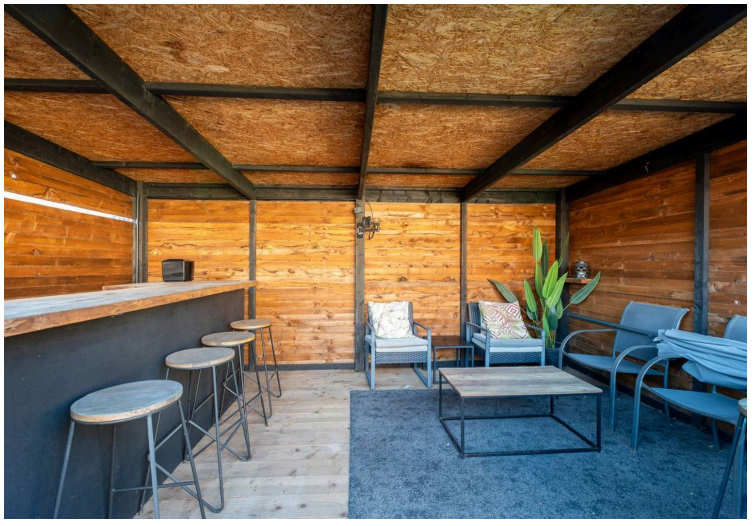
Tenure: Freehold

EPC Energy Efficiency Rating: D





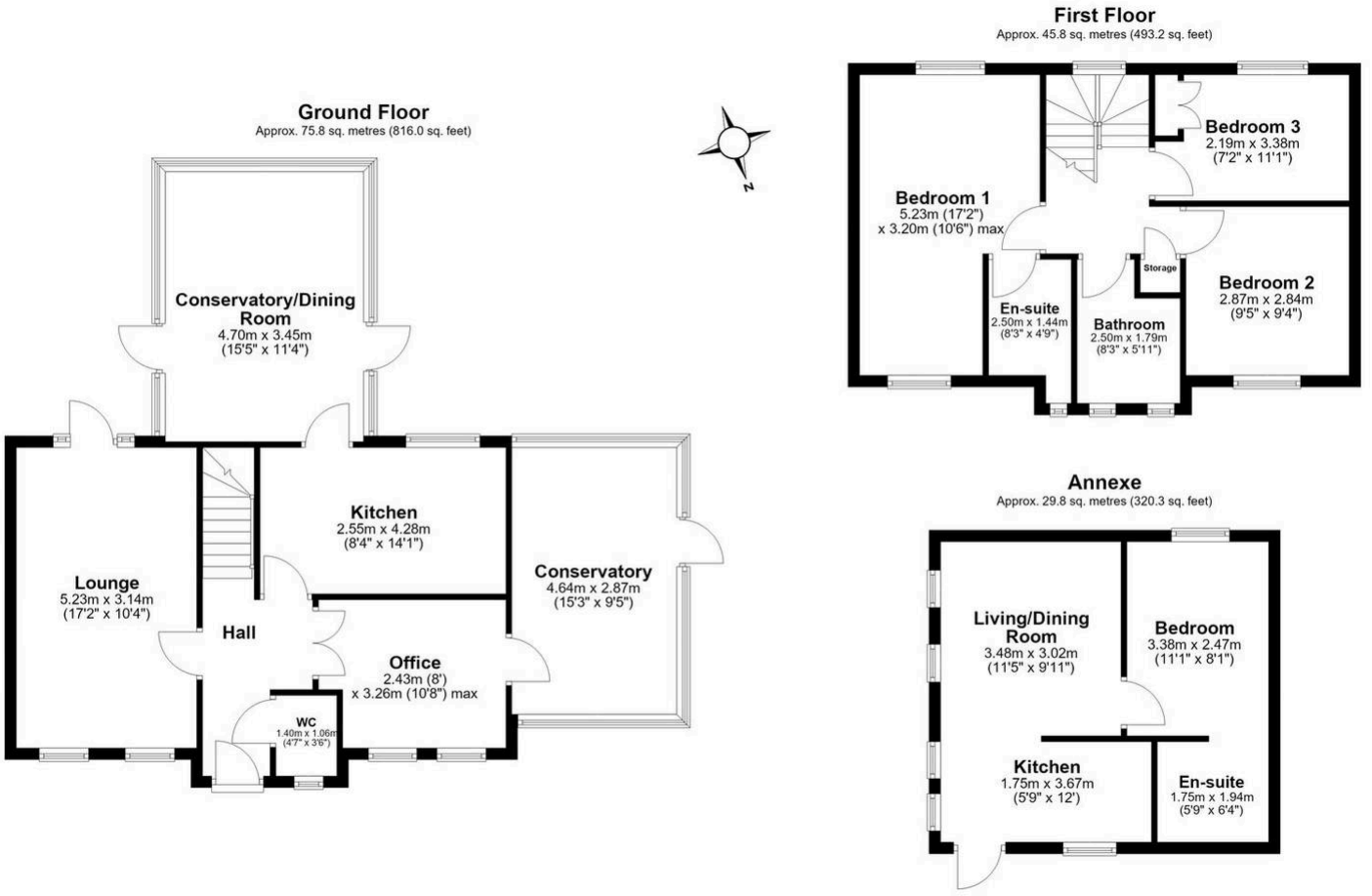






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The Property Ombudsman
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Total area: approx. 151.4 sq. metres (1629.5 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.

Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.

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