

Longleat Close, Warrington

Warrington, Cheshire

Detached • Four Bedrooms • Excellent Location • Three Bathrooms • Generous Garden • Private Driveway • Close To Local Amenities • Modern Throughout • Downstairs W.C And Pantry • Three Storeys



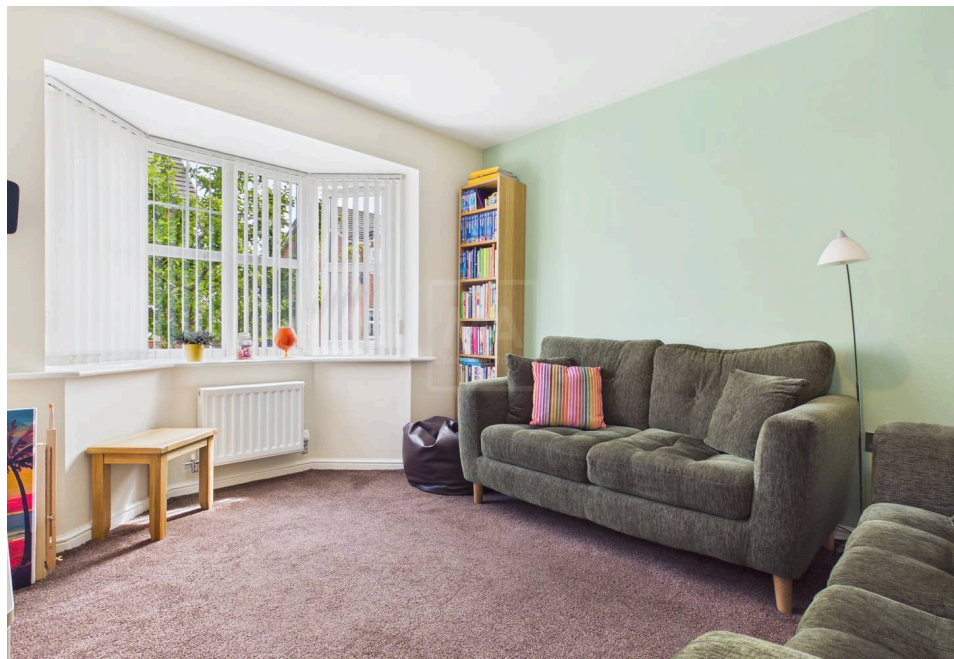
Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a bright and spacious hallway that sets the tone for the accommodation throughout. To the left, the generously proportioned lounge is bathed in natural light thanks to an impressive bay window, creating a warm and inviting living space. Continuing through the home, you will find the stylish kitchen/diner, thoughtfully designed with ample worktop space, sleek cabinetry, and a range of integrated appliances. The dining area enjoys pleasant views over the garden and provides the perfect setting for both everyday family life and entertaining guests. Further enhancing the practicality of the home is a separate utility/pantry, offering excellent additional storage. A convenient ground-floor W.C. completes the accommodation on this level.

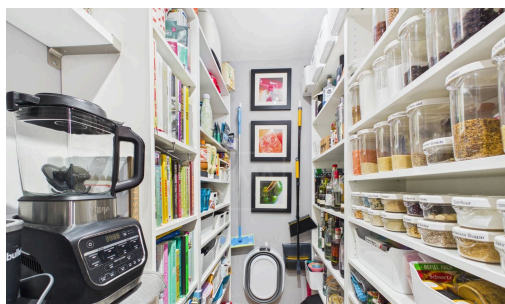
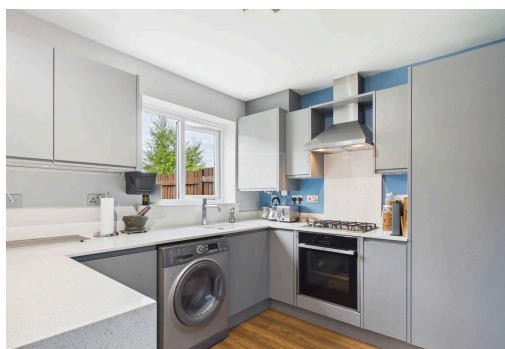
The first floor hosts three well-proportioned bedrooms, all offering generous living space. Bedroom two benefits from its own private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



Occupying the entire top floor is the impressive principal suite, a true standout feature of the home. Flooded with natural light, this exceptional space offers ample room for a dressing area, home office, or relaxing seating area. The suite is further complemented by a sleek en-suite bathroom, creating a luxurious and private retreat.

EXTERIOR

The beautifully landscaped garden has been thoughtfully designed to offer the perfect balance of style and practicality. A generous patio area provides an ideal space for outdoor dining, entertaining, and relaxing with family and friends, while the low-maintenance artificial lawn ensures year-round greenery. Framed by mature shrubs that enhance both privacy and character, the garden also features a secluded seating area to the rear, creating a peaceful retreat in which to unwind and enjoy the surroundings. To the front, the property also offers ample off road parking, an EV charging point and low maintenance front garden.



LOCATION

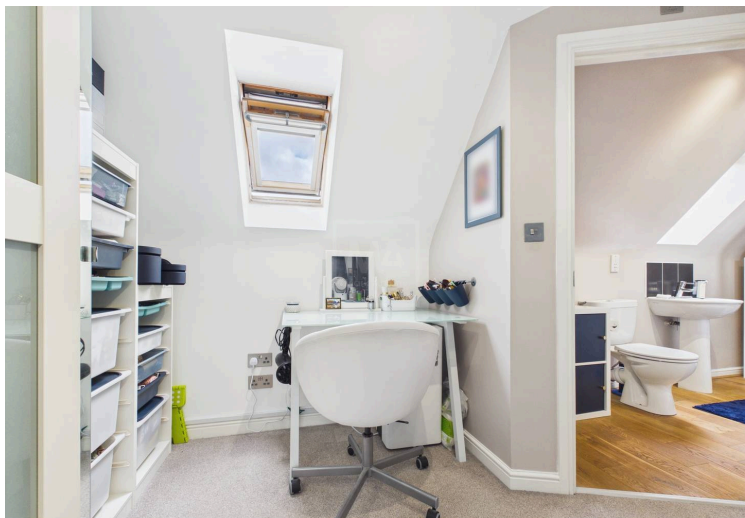
An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants.

GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

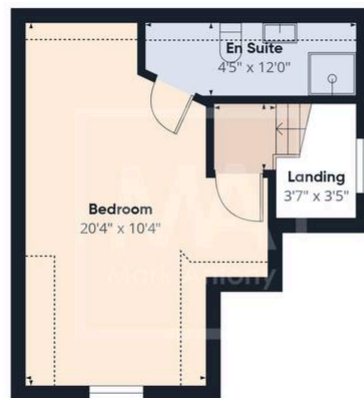




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Approximate total area^m

1093 ft²

Reduced headroom

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



Warrington's Highest Rated Agent

