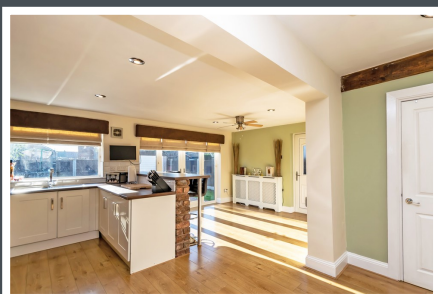




Park Road, Great Sankey Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Beautifully Presented
- Extended Family Home
- Stunning Kitchen/Diner
- Three Bedrooms
- Modern Bathroom
- South Facing Garden
- Driveway Parking
- Detached Garage
- Fantastic Local Schools
- Brilliant Motorway Links

DESCRIPTION

A beautiful extended home in the sought after location of Great Sankey. Positioned ideally for the schools and local amenities, this gorgeous home is perfect for a growing family. There are three bedrooms, plenty of living space and a fabulous south facing garden.

Access into this wonderful home is via a welcoming porch into a spacious lounge, stunning kitchen/diner and a separate utility room. To the first floor there are three bedrooms and a modern family bathroom.

GARDENS

To the rear of the property there is a private south facing garden which is mainly laid to lawn and has a decked area, perfect for alfresco dining. There is also the added benefit of a detached garage. To the front of the property there is driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.29m x 5.47m
- Dining Kitchen 5.76m x 5.47m
- Utility Room 2.14m x 1.62m

FIRST FLOOR

- Landing
- Bedroom One 3.79m x 3.19m
- Bedroom Two 2.52m x 2.69m
- Bedroom Three 1.47m x 2.68m
- Bathroom 2.70m x 2.18m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (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

- Sankey for Penketh Station 10 minute walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 14 miles via M62
- Manchester City Centre 22 miles via M56
- Chester City Centre 23 miles via M56
- Manchester Airport 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

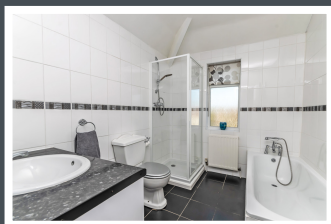
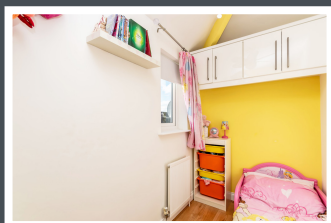
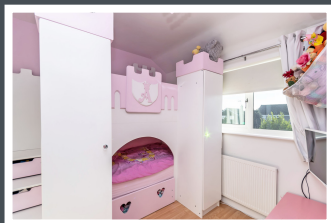
Council Tax Band: B

Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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



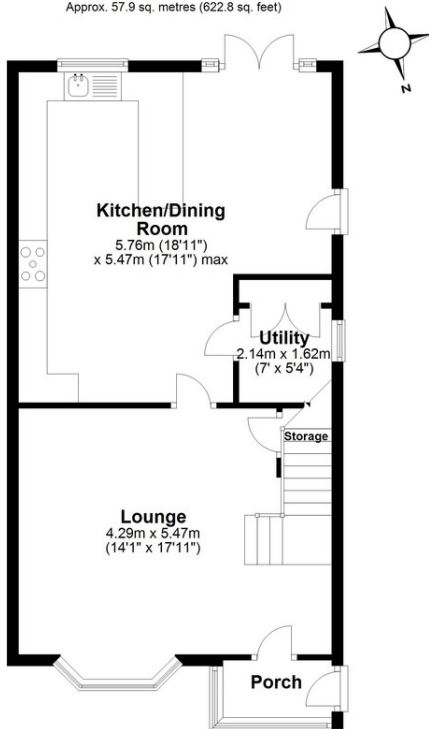


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

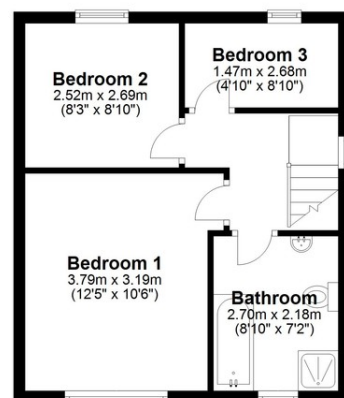
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)

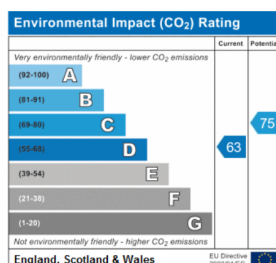
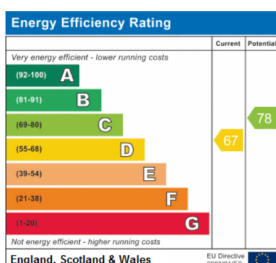


First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 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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SALES & LETTING AGENTS

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