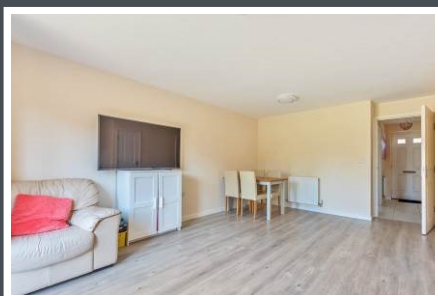




Moran Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Great Location
- Popular Development
- Four Bedrooms
- Light and Airy
- Beautiful Master Bedroom
- Well Kept Property
- Close to Good Schools
- Family Home
- Great Motorway Links
- Freehold

DESCRIPTION

Located in the popular Chapelford Village, this four-bedroom family home celebrates a sleek and modern feel throughout. With a light and airy open plan design and a fantastic garden. Boasting A beautiful master suite on the top floor. This home is not to be missed.

Entrance into this home is via the welcoming hallway. The modern kitchen looks out to the front of the property. The large lounge/dining room looks out to the garden. There is a light and bright feel throughout the entire ground floor. On the first floor, there are three good-sized bedrooms with bedrooms two and three boasting double-fitted wardrobes. The top floor is home to the beautiful master bedroom. The room takes up the entire floor and comprises of a dressing room, fitted wardrobes, and an en suite.

GARDEN

This property enjoys a lovely garden to the rear which is mainly laid to lawn and has a patio area for outdoor dining. The parking is at the rear along with the garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.38m x 4.55m
- Kitchen 3.89m x 2.44m
- WC
- Garage 5.46m x 2.77m

FIRST FLOOR

- Landing
- Bedroom Two 4.52m x 2.54m
- Bedroom Three 3.63m x 2.54m
- Bedroom Four 2.64m x 1.93m
- Bathroom 1.91m x 1.68m

SECOND FLOOR

- Bedroom One 6.88m x 4.52m
- En Suite 1.91m x 1.88m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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.

DISTANCES

- | | |
|---------------------------|------------------|
| • Warrington West Station | 9 minute walk |
| • Sankey Valley Park | 1 mile |
| • Gemini Retail Park | 2 miles |
| • Warrington Town Centre | 2 miles |
| • Manchester City Centre | 23 miles via M62 |
| • Liverpool City Centre | 17 miles via M62 |

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Ground Rent: pa
Service Charges: £150pa
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

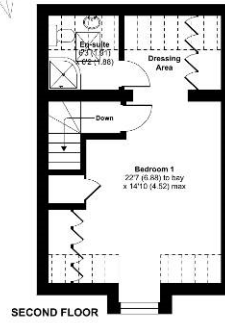
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



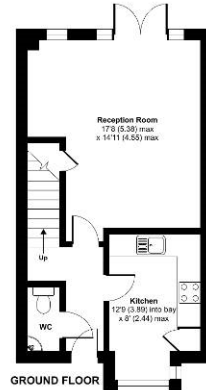


IMPORTANT NOTICE:

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.



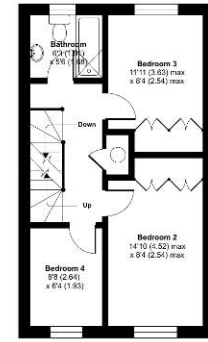
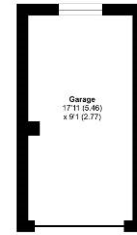
SECOND FLOOR



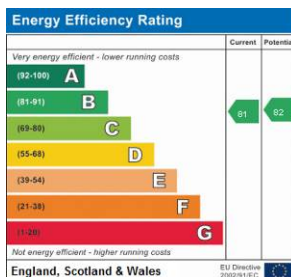
GROUND FLOOR

Approximate Area = 1129 sq ft / 104.9 sq m
Limited Use Area(s) = 75 sq ft / 7 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1369 sq ft / 127.1 sq m
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



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



Mark Antony

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