



## Stockdale Drive, Great Sankey Warrington,



**Mark Antony**

SALES & LETTINGS AGENTS



## HIGHLIGHTS

- Coach House
- Brilliant Location
- Stunning Home
- Garage
- Popular Development
- Private Garden
- Modern Interior
- Off Road Parking
- Set Over Two Floors
- First Time Buyers

## DESCRIPTION

With no chain this gorgeous one-bedroom home set over two floors is ideally located in the sought after location of Great Sankey. Boasting a spacious lounge and modern kitchen. With one bedroom and the added benefit of a garage, this is the perfect home for first time buyers or investors alike.

Entrance to the building is via a bright and airy hallway. Within the ground floor you will find a study with doors leading to the garden and a downstairs WC. To the first floor there is a stylish lounge/dining area, and kitchen. A good-sized bedroom with storage and a separate main bathroom.

## GARDEN

To the rear of the property there is a lovely easily maintained garden with patio area.

To the front of the property you will have one allocated parking space outside the garage door. Additional visitor parking is available within the carpark. The property itself is walking distance to the fabulous park & duck pond in the Centre of Whittle Hall perfect for evening strolls.



## SUMMARY OF ACCOMODATION

### Ground Floor

- Entrance Hall
- Study 1.70m x 3.08m
- WC 1.67m x 0.96m
- Garage 4.70m x 2.77m

### First Floor

- Lounge / Dining Area 2.80m x 7.78m
- Kitchen Area 1.80m x 3.89m
- Bedroom One 2.73m x 3.80m
- Bathroom 1.70m x 2.05m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 36Mb (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 Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 21 miles via M56
- Manchester Airport 23 miles via M56
- Chester City Centre 24 miles via M56



## GENERAL INFORMATION

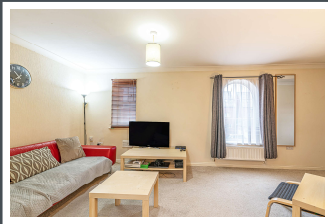
<b>Local Authority:</b>	Warrington Borough Council
<b>Council Tax Band:</b>	B
<b>Ground Rent:</b>	Tbc
<b>Service Charges:</b>	£220 pa
<b>Lease Remaining:</b>	Tbc
<b>Tenure:</b>	Leasehold (to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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

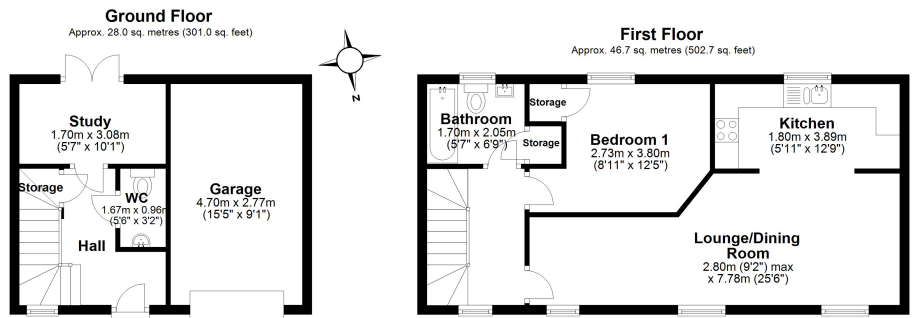




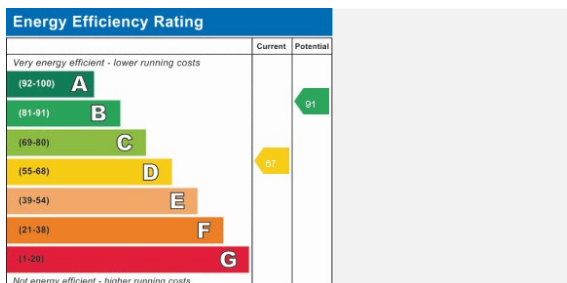


### IMPORTANT NOTICE:

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.



Total area: approx. 74.7 sq. metres (803.7 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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