



# Minnesota Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Double Garage
- South Facing Garden
- Family Home
- Modern Interior
- Close to Transport Links
- Five Bedrooms
- Corner Plot
- Ample Storage
- Great Location
- Integrated Appliances

## DESCRIPTION

Sitting on an impressive corner plot, this beautiful, family home is perfectly positioned in the ever popular location of Chapelford. Boasting five bedrooms, two reception rooms, and the added benefit of a double garage. Being within walking distance of excellent transport links and local schools, this home is not to be missed.

Access into this double-fronted home is via the hallway leading through to all areas of the ground floor. The spacious lounge offers patio doors along with a beautiful bay window that allows natural light to enter. There is also a further reception room which is currently being used as a dining room but has the potential to become an office or playroom. Following the natural flow of this home, the kitchen and dining space is located at the back of the property and boasts integrated appliances and granite worktops, making this space perfect for busy family life. The downstairs is also home to a separate utility space and WC, along with ample storage. To the first floor, you are presented with three bedrooms and a three-piece family bathroom. The second floor is home to a further two bedrooms and a separate bathroom. Bedroom one boasts a fabulous en suite bathroom.

## GARDEN

This home enjoys a fantastic sized plot. With a south-facing garden benefitting from the sun all day this garden is mainly laid to lawn and can be accessed through the patio doors in the kitchen or lounge which makes this a great outdoor space for gathering family and friends during the summer evenings. To the front there is a driveway suitable for multiple cars and a double garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.57m x 3.55m Lounge
- 3.07m x 3.01m Dining Room
- 4.07m x 5.10m Kitchen/Dining Room
- 1.52m x 1.92m Utility Room
- 1.52m x 0.99m WC
- 5.42m x 5.34m Double Garage

### FIRST FLOOR

- Landing
- 6.57m x 3.55m Bedroom One
- 2.55m x 1.37m En-suite
- 3.40m x 3.01m Bedroom Two
- 3.07m x 3.01m Bedroom Three
- 1.78m x 2.17m Bathroom

### SECOND FLOOR

- 4.31m x 3.57m Bedroom Four
- 2.55m x 3.55m Bedroom Five
- 1.49m x 2.57m En Suite

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

## LOCATION - GREAT SANKEY

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 Train Station 5 minute walk
  - Gemini Retail Park 2 mile walk
  - Warrington Town Centre 2 miles
  - Liverpool City Centre 17 miles via M62
  - Manchester City Centre 22 miles via M62
  - Manchester Airport 23 miles via M56
  - Chester City Centre 24 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** F  
**Tenure:** Leasehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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









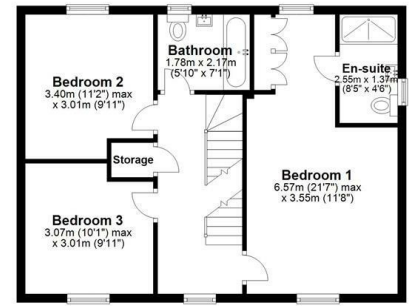
## IMPORTANT NOTICE

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.

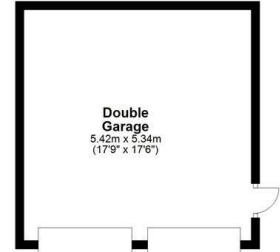
**Ground Floor**  
Approx. 68.2 sq. metres (734.5 sq. feet)



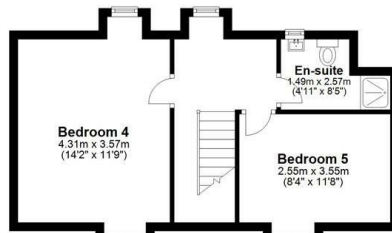
**First Floor**  
Approx. 57.5 sq. metres (618.8 sq. feet)



**Double Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 28.9 sq. metres (311.5 sq. feet)



**Second Floor**  
Approx. 38.3 sq. metres (412.5 sq. feet)



Main area: Approx. 164.1 sq. metres (1765.9 sq. feet)  
Plus garages: approx. 28.9 sq. metres (311.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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