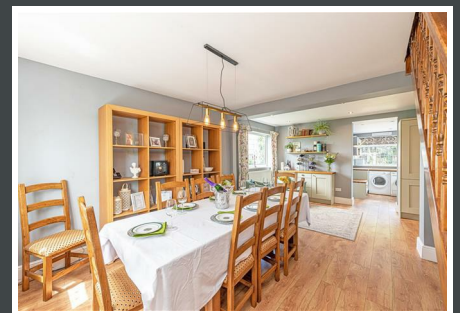
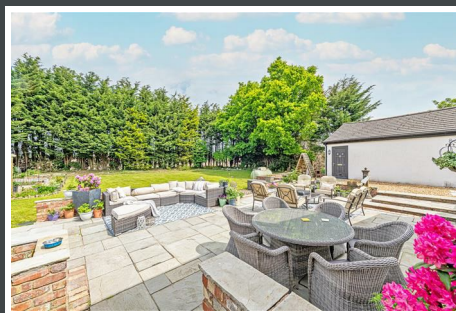




# Laburnum Lane, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Traditional Cottage
- Freehold
- Modernised Throughout
- No Onward Chain
- Detached Garage
- Four Bedrooms
- Original Features
- Substantial Plot
- Countryside Views
- Ample Parking

## DESCRIPTION

A truly unique, detached cottage showcasing original features throughout and perfectly positioned in a countryside setting. Just a short drive from local amenities and schools, this beautiful family home boasts four bedrooms, ample parking, stunning rural views with a fantastic-sized plot and an inviting garden.

Upon entering this property you are welcomed into the open dining/sitting room which offers a lovely family space and leads through to the ideally positioned utility room. There is a modernised downstairs bathroom and a welcoming kitchen, overlooking the garden which celebrates integrated appliances and a range cooker. The lounge is a truly inviting and spacious room, benefitting from lots of natural light, beautiful exposed beams, solid oak flooring and showcasing a log burner. Upstairs, there are four good-sized bedrooms with built-in storage to bedrooms two and three. Completing this property is the modernised family shower room.

## GARDEN

This traditional property celebrates a fantastic-sized plot, offering a generous rear garden with the perfect mixture of patio, lawn and boasting an original well from the 1700's. Surrounded by stunning views, country-side walks and beautiful farm land, this family home offers an abundance of outdoor space. To the front, there is a lovely brick patio edged with mature shrubbery and trees, creating a rustic setting. In total, there are five parking spaces and a detached garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 6.32m x 7.72m Lounge
- 6.32m x 4.11m Dining/Sitting
- 2.30m x 4.52m Kitchen
- 2.73m x 1.83m Utility Room
- 2.73m x 1.68m Bathroom
- 6.10m x 5.54m Garage

### FIRST FLOOR

- Landing
- 3.92m x 3.52m Bedroom One
- 3.77m x 2.94m Bedroom Two
- 2.30m x 2.58m Bedroom Three
- 2.30m x 2.04m Bedroom Four
- 1.38m x 2.31m Shower Room

## SERVICES

- Gas Central Heating via calor gas
- Mains connected: Electric only
- Drainage: Waste water sewerage treatment plant
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION - GREAT SANKEY

Positioned on the edge of the 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

- Great Sankey High School 1 mile
- Gemini Retail Park 3 miles
- Warrington Town Centre 3 miles
- Manchester Airport 26 miles via M60 and M62
- Manchester City Centre 22 miles via M62
- Liverpool City Centre 15 miles via M62

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington  
**Council Band:** E  
**Tenure:** Freehold

### Contents, Fixtures and Fittings

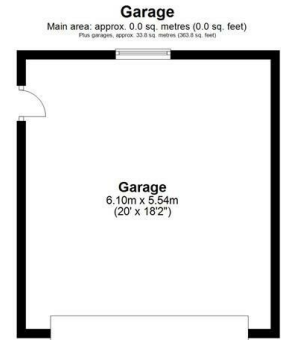
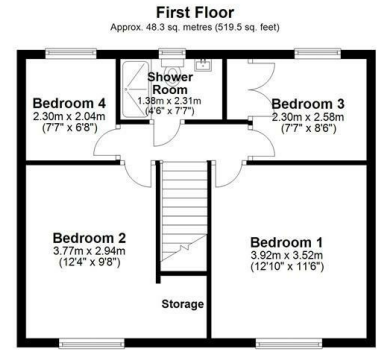
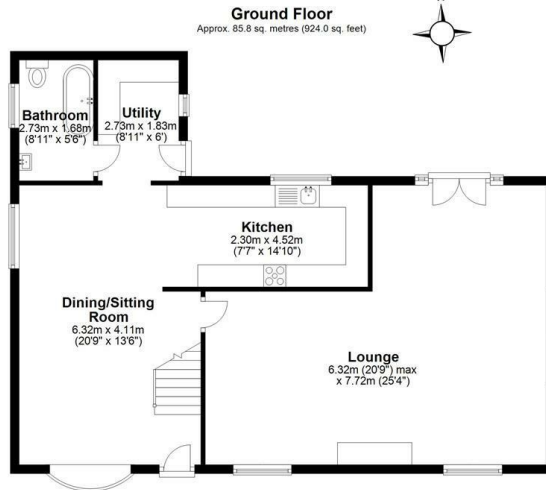
Not included in the asking price. These items may be available under separate negotiation.



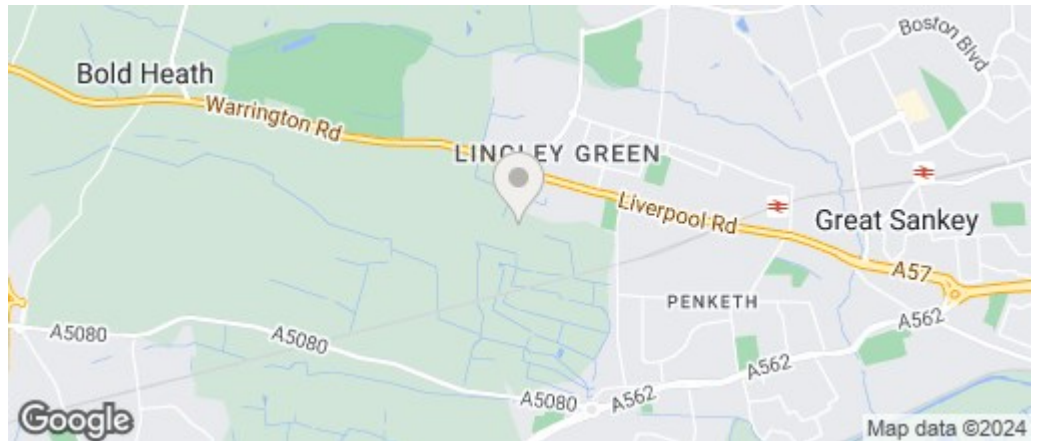


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Main area: Approx. 134.1 sq. metres (1443.5 sq. feet)  
Plus garages: approx. 33.8 sq. metres (363.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>		31	
(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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