



Harrogate Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Deatched Home
- Perfect for Families
- Ample Space
- Brilliant Garden
- Freehold
- Five Bedrooms
- Four Reception Rooms
- Large Driveway
- Corner Plot
- Close to Local Schools

DESCRIPTION

The perfect family home! Comprising of five good sized bedrooms, four spacious reception rooms and benefits from a utility and ample storage. This home offers a large driveway and an excellent sized private rear garden. Set within the ideal location of Great Sankey, this home is close to local schools and amenities.

Entry into the home is via the welcoming hallway, showcasing the beautiful stairway and the wooden flooring. The excellent sized lounge is set to the front of the home, where you are able to access both the dining room and the garden room from here. The garden room is a beautiful open space, and provides you access out to the rear garden. The modern kitchen, boasts integrated appliances and a breakfast bar, perfect for busy family life. The ground floor is also home to bedroom five, an en suite and an additional reception room, which could be used as an office. There is also a handy utility as well as a WC.

To the first floor there are four great sized bedrooms and a modern family family bathroom. Bedroom one is home to an en-suite whilst bedrooms three and four boasts fitted wardrobes.

GARDEN

This family home, sits on a a very enviable corner plot, and enjoys a sizeable driveway that would be suitable for multiple cars. To the rear is a fantastic sized garden which is mainly paved with patio, making this a great outdoor space for entertaining friends and family.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.48m x 3.43m Lounge
- 3.69m x 2.96m Dining Room
- 4.56m x 3.22m Kitchen/Breakfast Room
- 3.55m x 6.49m Garden Room
- 1.82m x 1.79m Utility Room
- 1.87m x 0.89m WC
- 2.93m x 4.30m Bedroom Five
- 1.87m x 1.59m En-suite
- 2.22m x 4.30m Office/Dressing Room

FIRST FLOOR

- Landing
- 3.69m x 3.96m Bedroom One
- 1.52m x 1.85m En-suite
- 3.21m x 3.43m Bedroom Two
- 3.17m x 3.43m Bedroom Three
- 2.06m x 2.94m Bedroom Four
- 2.69m x 2.02m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 1130Mb (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

- Great Sankey Neighbourhood Hub 1 mile walk
- Gemini Retail Park 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

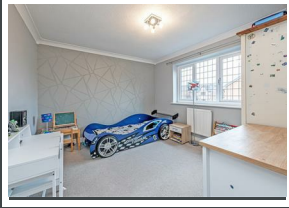
Council Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

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



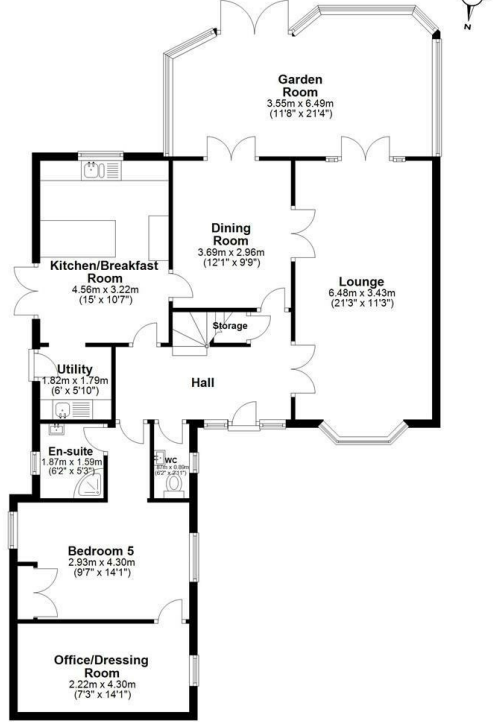


IMPORTANT NOTICE

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.

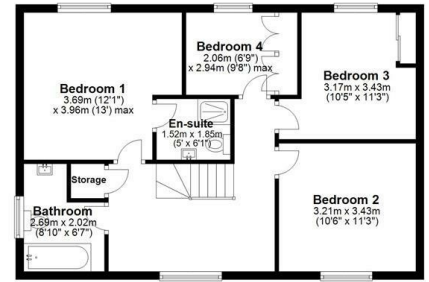
Ground Floor

Approx. 115.6 sq. metres (1244.0 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 179.8 sq. metres (1935.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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