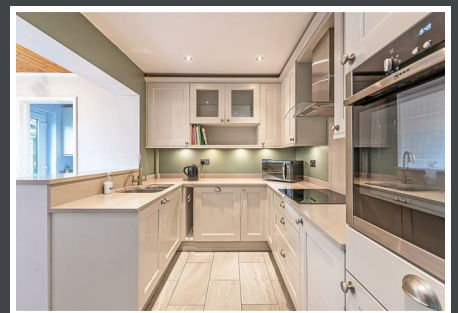




Pyecroft Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Double Bedrooms
- Modern Kitchen/Diner
- Driveway Parking
- Freehold
- Detached Family Home
- Three Reception Rooms
- South Facing Garden
- Garage
- Close to Local Schools

DESCRIPTION

Offered for sale with no onward chain, we present a beautiful detached home, perfectly positioned in the popular area of Great Sankey. Comprising of three double bedrooms, three reception rooms, a modern kitchen/diner as well as a south facing garden. This home is located close to local schools and amenities, and is perfect for the growing family.

Entrance into this home is via the hallway, providing access to the garage and the spacious lounge area. Following the natural flow of the house, you are presented with the dining room, with additional access to the family room, the study and the modern kitchen/diner. The modern kitchen, showcases sleek worktops and tiled flooring, with the extra benefit of a utility and downstairs WC. Home to the first floor is three double bedrooms and a modern three piece family bathroom. Bedrooms one and two both celebrate built in wardrobes.

GARDEN

This family home benefits from a south facing rear garden. The large garden, boasts a paved patio area and stone pathways to its different areas. It has been extensively planted with spring bulbs and herbaceous perennials. It is a beautiful garden throughout the spring and summer months, making this the perfect space for family entertainment and summer dining. To the front of the property is driveway parking and has the added benefit of a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.40m x 3.34m Lounge
- 4.74m x 2.49m Family Room
- 3.95m x 2.39m Dining Room
- 4.33m x 3.30m Kitchen/Diner
- 3.10m x 2.39m Study
- 1.98m x 2.26m Utility Room
- 1.98m x 0.80m WC
- 4.87m x 2.57m Garage

FIRST FLOOR

- Landing
- 4.36m x 3.12m Bedroom One
- 3.45m x 2.64m Bedroom Two
- 2.32m x 3.45m Bedroom Three
- 2.42m x 2.29m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via Virgin Media)

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 High School 1 mile walk
- Barrowhall Primary School 1 mile
- Gemini Retail Park 3 miles
- Warrington Town Centre 4 miles
- Liverpool City Centre 15 miles via M62
- Manchester City Centre 21 miles via M56
- Manchester Airport 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

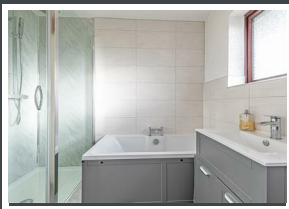
Council Band: C

Tenure: Freehold

Contents, Fixtures and Fittings

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

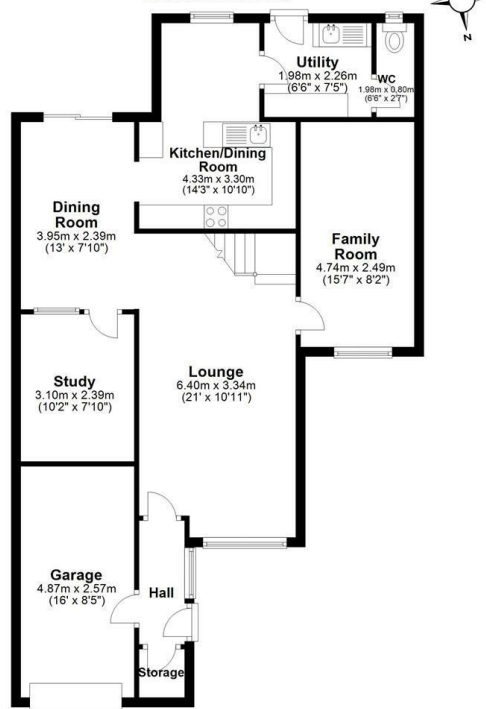




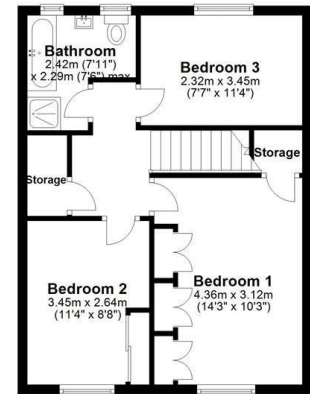
IMPORTANT NOTICE

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.

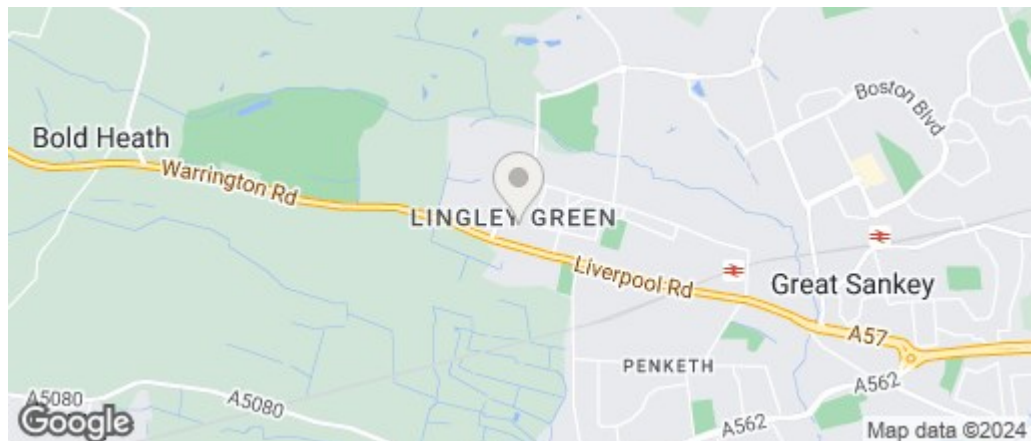
Ground Floor
Main area: approx. 73.3 sq. metres (788.8 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.7 sq. feet)



First Floor
Approx. 45.5 sq. metres (490.2 sq. feet)



Main area: Approx. 118.8 sq. metres (1279.0 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.7 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			
(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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