



# Park Road, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- High Specification
- Fantastic Location
- Upgraded Throughout
- Bi-Folding Doors
- Five Bedrooms
- Driveway Parking
- Near To Schools
- South-Facing Garden
- Integral Garage

## DESCRIPTION

A high specification five bedroom family home, nestled in a family-friendly neighbourhood, in the heart of Great Sankey. Following extensive upgrades and modernisation, this property showcases a beautiful open dining/family room with bi-folding doors, an inviting south-facing garden, ample living space and two bathrooms. Located in a sought-after area and close to amenities, this family home provides the ideal combination of comfort, convenience, and contemporary living.

Access is granted via the separate porch, leading to the bright and welcoming hallway which sets the tone for the entire house. The lounge is the perfect size and space for a growing family and for relaxing in the evenings. The open family/dining room is the heart of the home, offering a log burning fire and an additional reception room with a seamless flow, connecting the family/dining area and the kitchen. The kitchen is equipped with integrated appliances and ample storage space, along with a convenient breakfast bar for busy family mornings. Completing the downstairs is access into the integral garage and ample understairs storage.

Upstairs boasts four double bedrooms with a further fifth bedroom ideal as a children's nursery, playroom or work from home space. There are two beautifully modern bathrooms offering convenience and comfort for both a growing family and guests.

## GARDEN

This attractive family home offers a thoughtfully designed rear garden with an ideal mixture of lawn and patio, creating a lovely setting for al fresco dining. This outdoor space is an extension of the living areas, perfect for BBQ's, family gatherings and entertaining during the summer months. To the front, there is ample off-road parking and access to the integral garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 2.20m x 1.88m Porch
- 5.05m x 3.81m Lounge
- 3.04m x 6.24m Dining/Family Room
- 5.63m x 3.35m Kitchen/Breakfast Area
- 4.30m x 3.35m Garage

### FIRST FLOOR

- Landing
- 4.00m x 3.50m Bedroom One
- 3.04m x 2.64m Shower Room
- 4.10m x 3.14m Bedroom Two
- 3.28m x 3.35m Bedroom Three
- 3.04m x 2.91m Bedroom Four
- 2.28m x 2.62m Bedroom Five
- 1.97m x 1.77m Bathroom

## 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

- Park Road Primary School 5 minute walk
- Great Sankey High School 10 minute walk
- Great Sankey Neighbourhood Hub 10 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 14 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington  
**Council Band:** D  
**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.



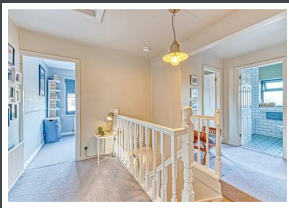






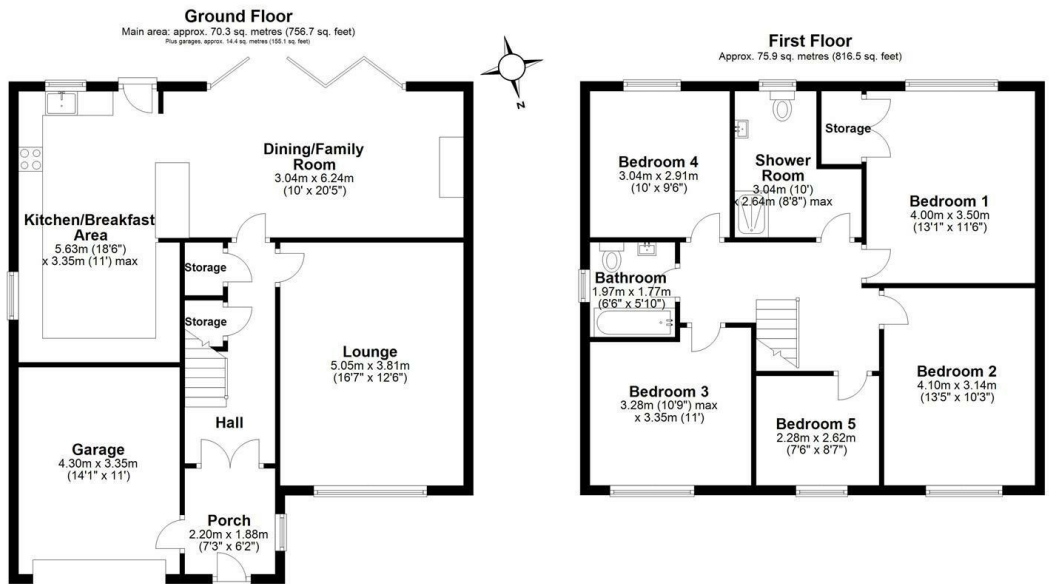




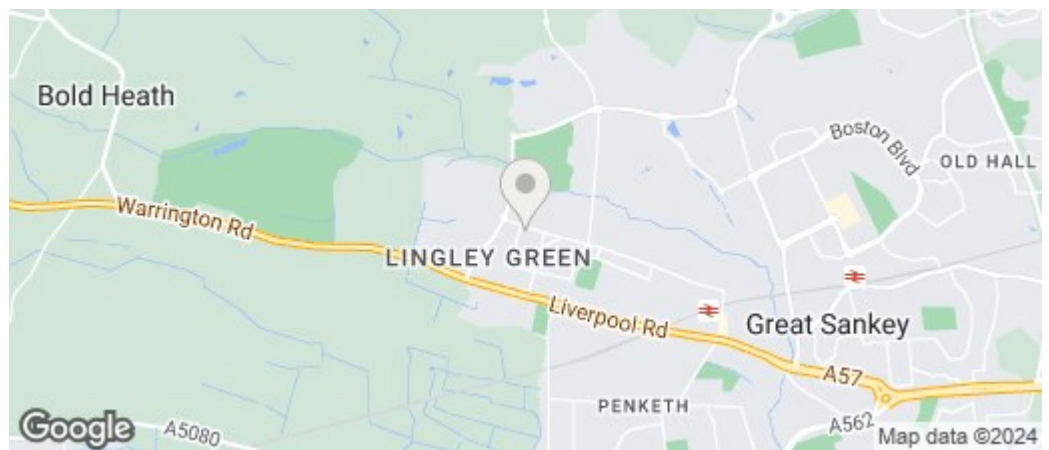


## IMPORTANT NOTICE

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.



Main area: Approx. 146.2 sq. metres (1573.2 sq. feet)  
Plus garages, approx. 14.4 sq. metres (155.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070