



Portland Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Open Plan Living
- Popular Location
- Town House
- Large Lounge
- Four Bedrooms
- Close to Schools
- Allocated Parking
- Modern Decor
- Beautiful Garden

DESCRIPTION

An attractive three-story town house located in the popular area of Chapelford. Celebrating modern, open plan living and great sized bedrooms. This perfect family home has been finished to a high standard and is ready to move in to.

Entrance in to the home is via the welcoming hallway which leads through to the versatile, open-plan kitchen/lounge/dining room. The kitchen diner celebrates views out to the well maintained garden via double doors which allow natural light to flow into the living space. The ground floor is also home to a WC. To the first floor, is the great-size lounge as well as the second bedroom with en-suite. The top floor is home to the family bathroom and three further bedrooms with bedroom one also benefitting from an en-suite.

GARDEN

This modern property boasts a beautiful low-maintenance garden that has been finished with Indian flag stones, creating an ideal outdoor space for all the family to enjoy. Allocated parking for two vehicles is located to the rear.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- 6.89m x 4.44m Kitchen/Lounge/Dining Room
- 0.98m x 1.51m WC

FIRST FLOOR

- Landing
- 3.44m x 4.44m Lounge
- 3.17m x 2.44m Bedroom Two
- 1.15m x 2.22m En-suite

SECOND FLOOR

- Landing
- 4.17m x 2.49m Bedroom One
- 0.86m x 2.46m En-suite
- 2.77m x 2.49m Bedroom Three
- 3.44m x 1.85m Bedroom Four
- 1.70m x 1.88m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

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 2 miles
 - Warrington Town Centre 3 miles
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 22 miles via M56
 - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

Contents, Fixtures and Fittings

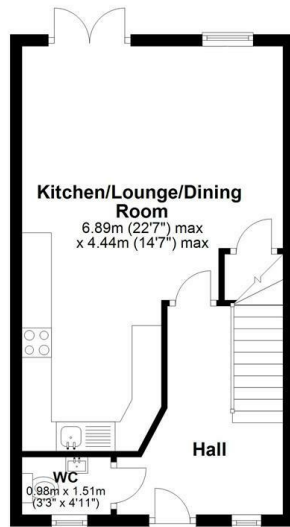
Not included in the asking price. These items may be available under separate negotiation.





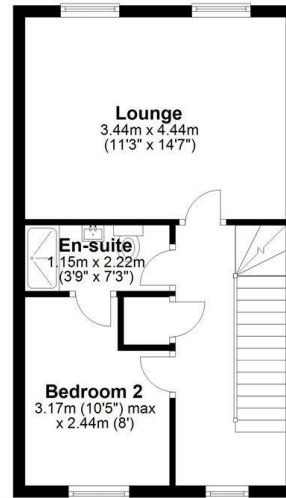
Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



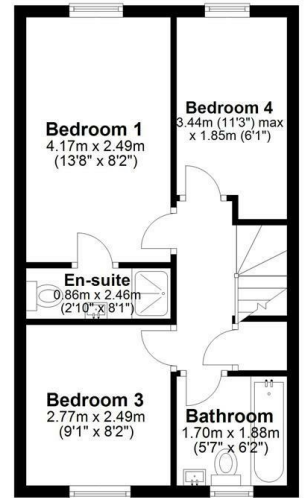
First Floor

Approx. 35.3 sq. metres (377.4 sq. feet)



Second Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 105.8 sq. metres (1138.5 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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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