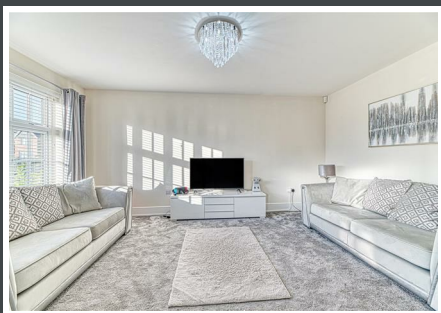




Welford Gardens, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached
- Garage
- Close to Schools
- Freehold
- Large Garden
- Family Home
- Four Bedrooms
- Close to Motorways
- Open Plan Living
- Ample Living Space

DESCRIPTION

A stunning detached family home, offered for sale in the desirable location of Great Sankey. This modern abode offers a perfect sanctuary for those who appreciate the finer things in life. Showcasing an attractive open-plan kitchen diner, four bedrooms, two bathrooms and a neutral colour palette throughout. Located near to great motorway links, local schools and amenities, this is a fabulous move in ready home!

Entrance into this beautiful home is via the light and airy hallway. Looking out to the front of the home is the fantastic sized lounge which offers the perfect place to relax and unwind. To the rear is the open plan kitchen, diner and family room. This room is an , versatile space for busy family life. The kitchen celebrates a sleek finish with integrated appliances. The ground floor is also home to a handy utility room as well as a WC.

Upstairs, there are four great-sized bedrooms. Bedroom one is a private retreat, featuring fitted wardrobes as well as an En-suite. Bedroom two also has the added benefit of fitted wardrobes. The additional bedrooms are versatile spaces, perfect for family, guests, or a home office with bedroom three showcasing smoked mirrored fitted wardrobes. Completing the first floor is the family bathroom.



GARDEN

Sitting on a fantastic sized plot, this home enjoys an enviable position. Celebrating a large driveway to fit multiple cars as well as an external garage with EV charging points. To the rear is a large garden with a patio area and raised borders.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.02m x 3.60m Lounge
- 3.82m x 7.63m Dining Kitchen
- 1.97m x 1.74m Utility Room
- 1.24m x 1.74m WC
- 7.00m x 3.10m Garage

FIRST FLOOR

- Landing
- 4.71m x 3.60m Bedroom One
- 1.30m x 2.55m En-suite
- 4.05m x 2.80m Bedroom Two
- 3.35m x 2.91m Bedroom Three
- 2.30m x 2.79m Bedroom Four
- 3.35m x 1.78m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: 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 10 minute walk
 - Gemini Retail Park 2.5 miles
 - Warrington Town Centre 4 miles
 - Liverpool City Centre 17 miles via M62
 - Manchester City Centre 22 miles via M56
 - Manchester Airport 23 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.

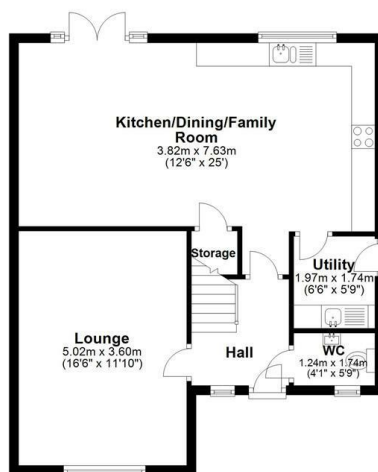




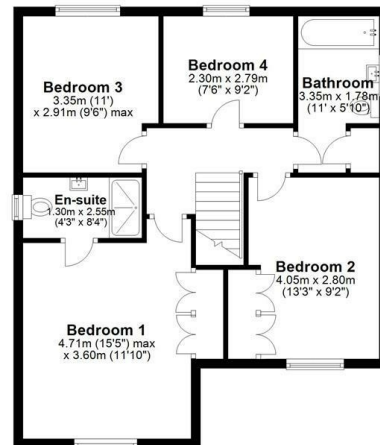
IMPORTANT NOTICE

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.

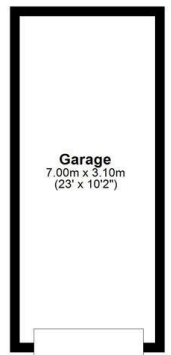
Ground Floor
Approx. 62.1 sq. metres (668.4 sq. feet)



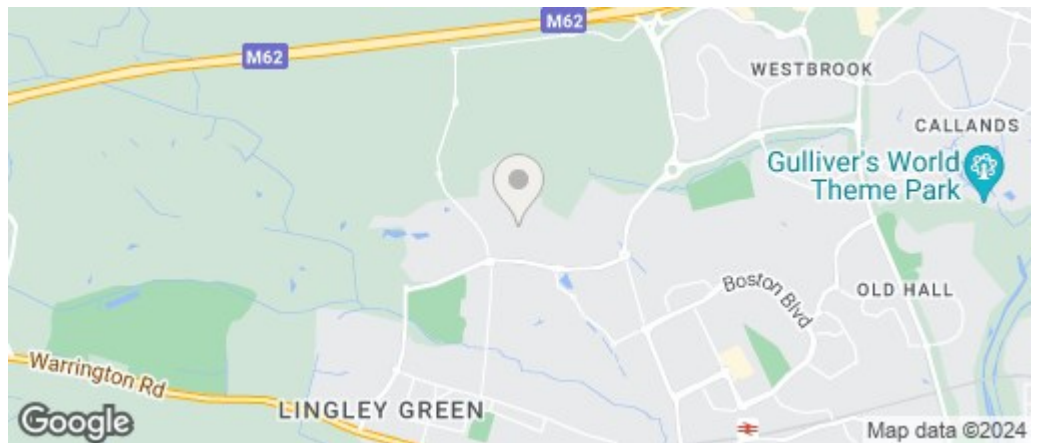
First Floor
Approx. 62.6 sq. metres (673.5 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 21.7 sq. metres (233.6 sq. feet)



Main area: Approx. 124.7 sq. metres (1341.9 sq. feet)
Plus garages: approx. 21.7 sq. metres (233.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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