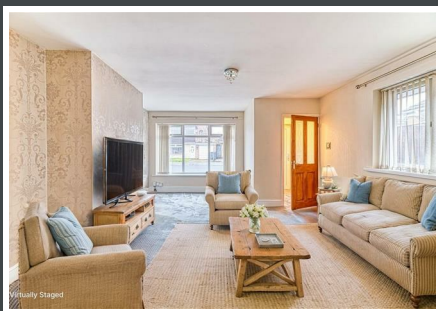




Maliston Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- One Level Living
- South Facing Garden
- Friendly Neighbourhood
- Conservatory
- Modern Kitchen
- Two Bathrooms
- Garage Storage
- Bright and Airy
- Three Bedrooms

DESCRIPTION

Welcome to this delightful three bedroom bungalow, nestled in a serene neighbourhood that combines tranquillity with convenience. This property is the perfect home for someone seeking single level living with convenient transportation services to local amenities. Offered with no onward chain, this bungalow is not to be missed.

Entry to the property is granted via the hallway, upon entering the home, you step into a spacious and light-filled living room. Large windows allow natural light to flood the space, highlighting the neutral tones and ample storage - perfect for family relaxation. Adjacent to this, you will find a modern family bathroom providing all of the necessities for your daily routine. The kitchen is a chef's dream, with ample storage, integrated appliances and a modern feel throughout, this is the perfect space for meal preparation with a separate dining room for family meals. The three bedrooms are generously sized, offering comfortable retreats for relaxation. Bedroom One boasts an en-suite bathroom, providing a private oasis for the homeowners.

THE GARDENS

Step outside into the garden, where you'll find a spacious paved area, perfect for outdoor dining, entertaining, or simply enjoying the fresh air. The backyard also provides ample green space for gardening or recreation, offering a peaceful retreat to unwind after a long day.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.06m x 4.26m Lounge
- 1.85m x 1.64m Bathroom
- 5.02m x 3.00m Dining Room
- 1.49m x 1.34m Utility Room
- 2.92m x 3.00m Kitchen
- 2.87m x 5.62m Conservatory
- 4.23m x 3.05m Bedroom One
- 0.94m x 2.43m En-Suite
- 3.24m x 2.82m Bedroom Two
- 3.68m x 2.18m Bedroom Three
- 3.68m x 2.43m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)

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

- Sankey Valley St James School 8 minute walk
- Sankey Valley Park 1 mile walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

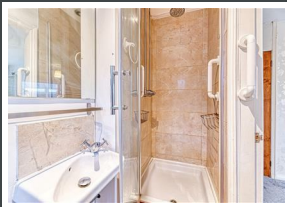
Tenure: Leasehold

(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.



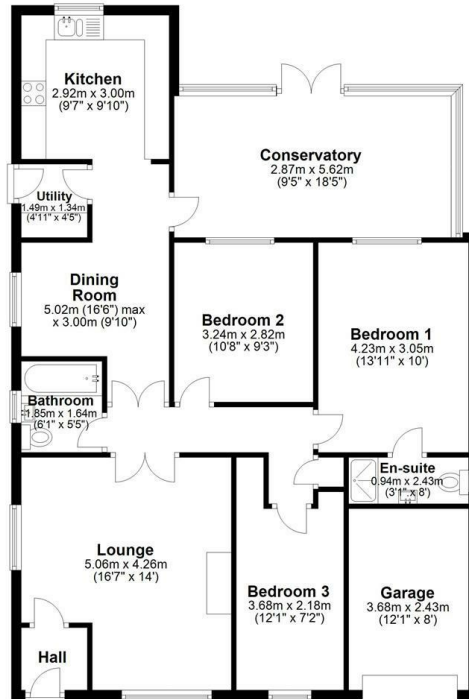


IMPORTANT NOTICE

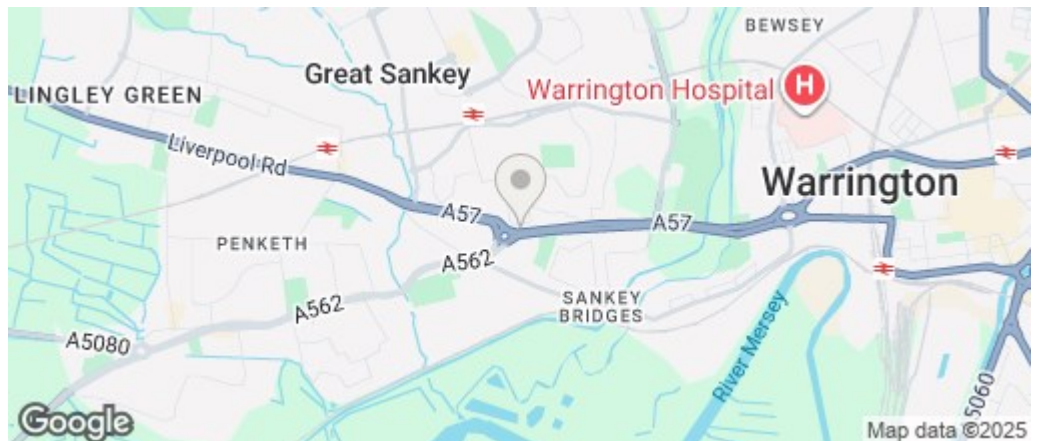
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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. 114.1 sq. metres (1227.9 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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