



Harrogate Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Driveway Parking
- Beautiful Garden
- Close To Amenities
- Great Transport Links
- Sought After Location
- Four Bedrooms
- Detached
- Freehold
- Three Reception Rooms

DESCRIPTION

Welcome to this spacious detached home located in a highly sought-after neighbourhood of Great Sankey. This property offers four bedrooms and a generous living space with an inviting outdoor space, perfect for family life. This location provides easy access to local schools, parks, amenities and entertainment options along with excellent transportation links nearby, making commuting to work or exploring the surrounding area a breeze.

Entry granted via the hallway providing easy access to all areas of the ground floor. The dining room with a large bay window, is set to the front of the property and offers lots of natural light which floods the space. Following the natural flow of this home, the lounge provides a fantastic family room and the adjacent kitchen/breakfast room, is set to the back of the property. The conservatory is an additional living space and allows views across the garden, ideal for relaxing through the warmer months. Completing the ground floor is a separate utility space and a conveniently positioned WC.

To the first floor, bedroom one is a lovely private retreat, offering a large double room with an En-suite. There are three further bedrooms and a family bathroom, providing both comfort and convenience for a growing family or for guests.



GARDEN

Step outside to discover your own private oasis. The garden features a lush lawn, perfect for children and pets to play, as well as a patio seating area ideal for al fresco dining or enjoying a morning cup of coffee. To the front, the driveway offers parking for multiple vehicles and there is the garage also for additional storage solutions.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.36m x 3.47m Lounge
- 3.20m x 3.05m Conservatory
- 3.23m x 2.70m Kitchen/Breakfast Room
- 1.50m x 1.76m Utility
- 3.23m x 2.70m Dining Room
- 0.87m x 2.70m WC

FIRST FLOOR

- Landing
- 3.44m x 3.48m Bedroom One
- 2.21m x 0.78m En-suite
- 3.44m x 2.76m Bedroom Two
- 1.91m x 3.59m Bedroom Three
- 2.95m x 2.58m Bedroom Four
- 1.94m x 1.65m Bathroom



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

- Barrow Hall Primary School 0.7mile walk
- Great Sankey Neighbourhood Hub 1 mile walk
- Gemini Retail Park 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

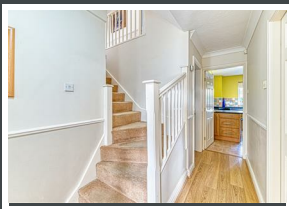
Council Band: D

Tenure: Freehold

Contents, Fixtures and Fittings

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



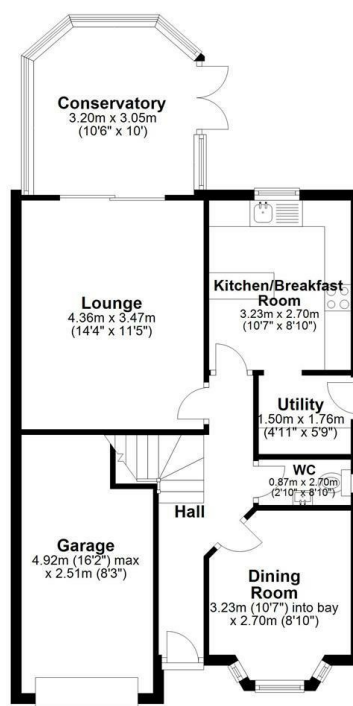


IMPORTANT NOTICE

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.

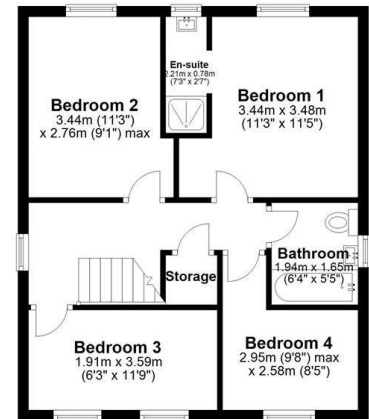
Ground Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 113.4 sq. metres (1220.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070