



Burtonwood Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Build
- Six Bedrooms
- Freehold
- Available Now!
- Home Office
- Detached Family Home
- No Onward Chain
- High Specification
- Detached Garage
- Substantial Driveway

DESCRIPTION

An attractive and stand-out property, offered for sale with no onward chain. Boasting six double bedrooms, a detached double garage, substantial driveway parking and a beautiful period Lichgate. This residence has been thoughtfully designed and offers ample living space tailored to meet the needs of a growing family. Being perfectly positioned in the heart of Great Sankey, near to local amenities, schools and great motorway links adds to the attraction of this family home.

Upon entering, you are welcomed into the spacious and bright entrance hall which allows access to all areas of the home. The attraction of this property is the abundance of living space on offer with three generous reception rooms, ideal for a large family along with entertaining guests. The highlight of the property is the open-plan kitchen/family room positioned to the rear with bi-folding doors, offering a seamless transition to the outdoor space and creating a perfect setting for al-fresco dining. This property benefits from a fully serviced utility room and downstairs WC.

Across two floors, this property showcases six double bedrooms and four beautifully modern bathrooms, offering each family member or guest maximum privacy and comfort.

GARDEN

Step outside to discover the low-maintenance garden, a welcoming retreat for outdoor enjoyment. Whether you're hosting a barbecue with friends or simply unwinding after a long day, this outdoor space offers endless possibilities for relaxation and recreation with little maintenance required. There is driveway parking available to the front and the double detached garage offers ample storage space along with potential for a work from home office space, or a versatile den or playroom to suit your lifestyle. The fully serviced upper floor offers even more flexibility, space for a home gym, media room or games room.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 4.32m x 2.93m Entrance Hall
- 5.99m x 4.07m Lounge
- 5.23m x 3.26m Family/Dining Room
- 5.22m x 7.78m Kitchen/Dining/Family Room
- 4.16m x 2.58m Utility Room
- 1.78m x 0.86m WC
- 5.60m x 5.53m Garage
- 5.60m x 5.53m Office/Gym

FIRST FLOOR

- Landing
- 3.88m x 4.07m Bedroom Three
- 1.25m x 2.37m En-suite
- 4.00m x 3.26m Bedroom Four
- 1.13m x 2.23m En-suite
- 3.13m x 3.82m Bedroom Five
- 3.13m x 3.44m Bedroom Six
- 1.97m x 2.76m Bathroom

SECOND FLOOR

- Landing
- 4.46m x 4.00m Bedroom One
- 1.56m x 1.84m Bathroom
- 4.46m x 3.26m Bedroom Two

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

- Chapelford Primary School 10 minute walk
- Warrington West Station 15 minute walk
- Gemini Retail Park 1 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 21 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 16 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

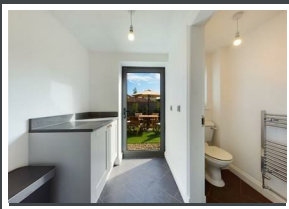
Council Band: G

Tenure: Freehold

Contents, Fixtures and Fittings

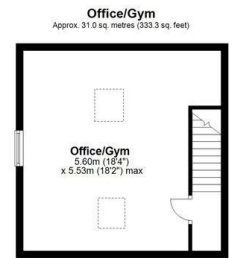
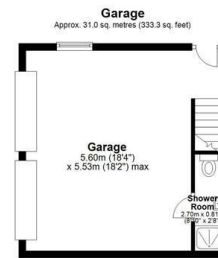
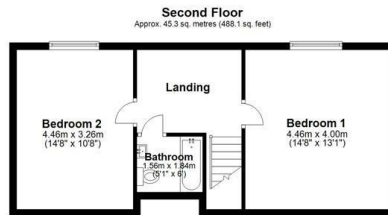
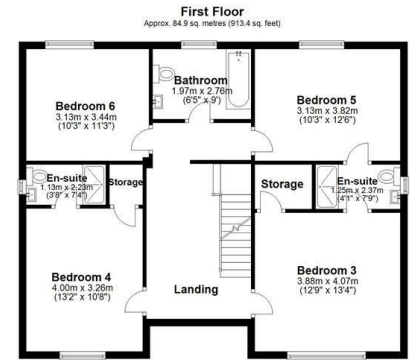
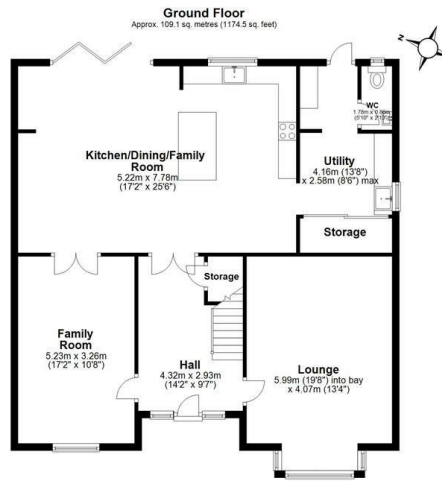
Not included in the asking price. These items may be available under separate negotiation.



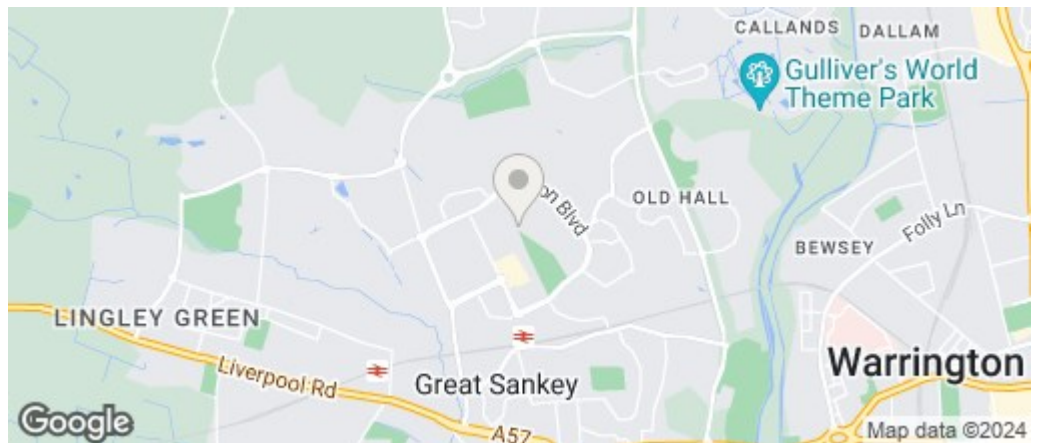


IMPORTANT NOTICE

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.



Total area: approx. 301.3 sq. metres (3242.7 sq. feet)



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