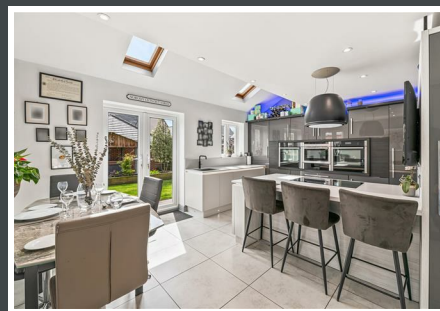
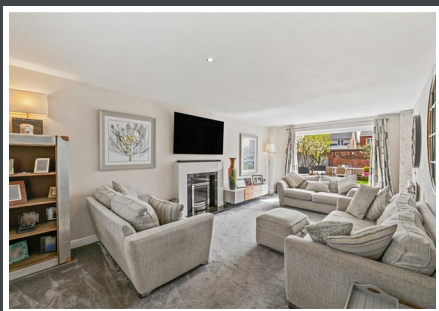




# Orlando Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Stunning Interior
- Family Home
- Private Courtyard Parking
- Newly Renovated
- Three Bathrooms
- Five Bedrooms
- Quiet Neighbourhood
- Underfloor Heating
- Hot Tub
- Sought After Location

## DESCRIPTION

Offered for sale in the serene neighbourhood of Great Sankey, we present this impeccable three-storey residence which offers an unparalleled combination of luxury, space, and comfort. With meticulous attention to detail and pristine upkeep, this home stands as a testament to refined living.

Entry into the property is via the hallway, providing easy access to all areas of the ground floor. This floor boasts a spacious bright and airy living room, featuring a stunning view of the rear garden whilst enhancing the ambience of the room with a gas fire. The heart of this home is the modern kitchen/diner, equipped with state-of-the-art integrated appliances and ample storage space. The ground floor concludes with a separate family room, a handy wc and utility room enhancing the functionality of everyday living.

As you ascend the first set of stairs, you will find Bedroom one, featuring a private En-suite and separate dressing area adding a sense of luxury to this home. Floor one also boasts two further great sized bedrooms each offering privacy and comfort. This floor concludes with a modern family bathroom providing all of the necessities for your daily routine. As you ascend the stairs to the second floor, you will find bedrooms four and five along with a shower room. This floor provides versatility offering the option of a home office.



## THE GARDENS

Step outside to your own private oasis, featuring a spacious backyard ideal for outdoor dining, gardening, or simply enjoying the fresh air. Create lasting memories with family and friends in this tranquil outdoor retreat. This property features private courtyard parking with EV charging.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.56m x 3.54m Lounge
- 4.04m x 5.03m Kitchen/Diner
- 3.01m x 3.03m Family Room
- 1.70m x 1.97m Utility Room
- 1.70m x 0.96m WC

### FIRST FLOOR

- Landing
- 3.95m x 3.64m Bedroom One
- 2.51m x 1.19m En-suite
- 2.51m x 2.03m Dressing Area
- 3.14m x 3.03m Bedroom Two
- 2.78m x 3.03m Bedroom Three
- 2.04m x 2.31m Bathroom

### SECOND FLOOR

- Landing
- 4.34m x 3.56m Bedroom Four
- 2.55m x 3.54m Bedroom Five/Office
- 1.69m x 2.64m Shower Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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

- Warrington West Station 10 minute walk
  - Gemini Retail Park 1 mile walk
  - Warrington Town Centre 2 miles
  - Manchester Airport miles 23 via M56
  - Manchester City Centre 23 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

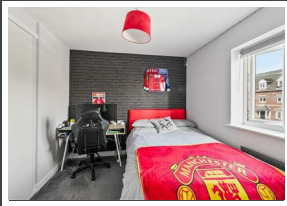
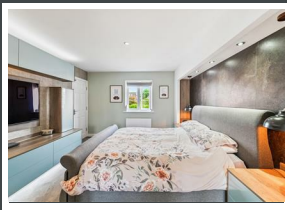
**Local Authority:** Warrington Borough  
**Council Band:** F  
**Tenure:** Leasehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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





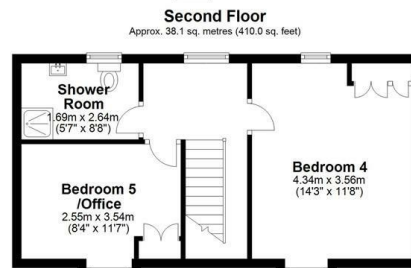
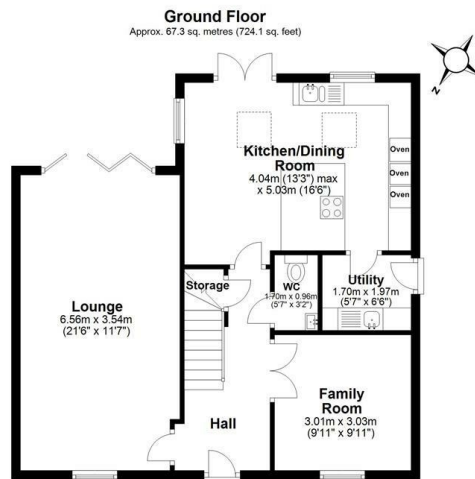


## IMPORTANT NOTICE

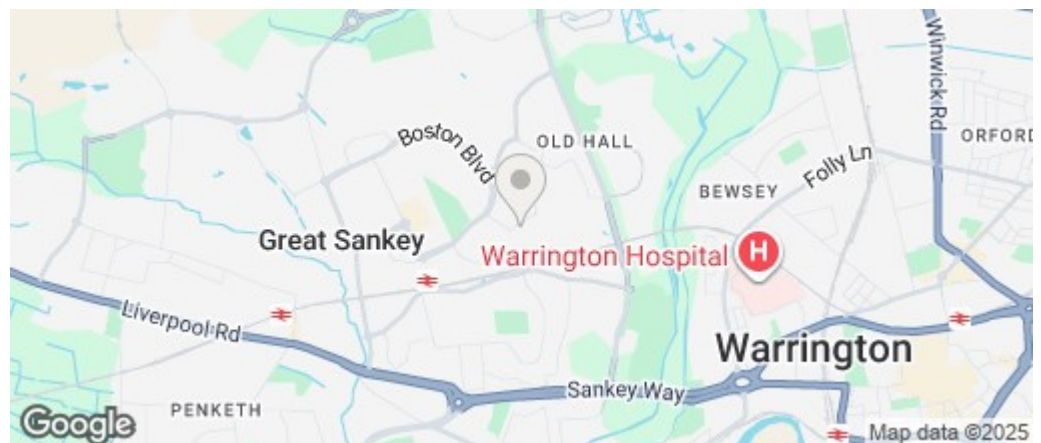
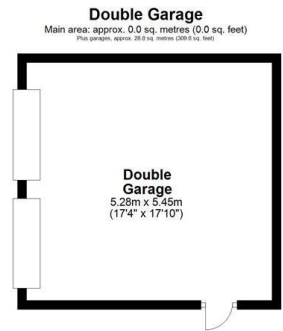
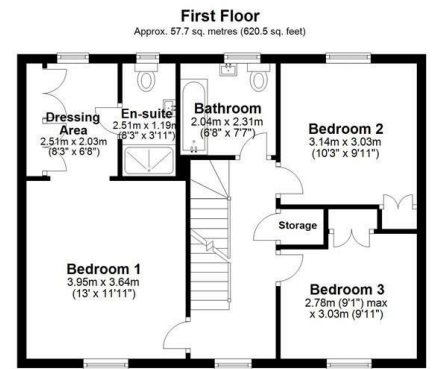
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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



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Main area: Approx. 163.0 sq. metres (1754.6 sq. feet)  
Plus garages, approx. 28.8 sq. metres (309.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		86
	79	

## 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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