



Watergrove Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Three Bedrooms
- Lovely Garden
- Close to Local Schools
- Sought After Location
- Great Transport Links
- Light and Airy
- Freehold
- Driveway Parking
- Move In Ready

DESCRIPTION

With no onward chain, this ready to move into home is perfectly positioned in a sought after area of Great Sankey. Comprising of three bedrooms, two reception rooms, a modern kitchen and has the added benefit of a freehold title. Being within close proximity to the local schools and amenities, this home is ideal for the growing family.

Access into this double fronted property is via a hallway leading too all areas of the ground floor. The lounge boasts two windows allowing the natural light to flood this room, making this a light and airy space. Completing the ground floor is a modern and sleek kitchen providing access to the garden and offers a dining space, perfect for busy family life. There is also a downstairs WC and additional storage.

To the first floor, you are presented with three spacious bedrooms and a family bathroom. Bedroom one conveniently offers a fabulous En-suite bathroom and integrated wardrobes.

GARDENS

Leading from the dining room, the rear garden has the perfect blend of a patio area and lawn and is the perfect space to enjoy family get togethers or simply unwinding in the sunshine. To the front of the property there is driveway parking available for multiple cars and on road parking is also available.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.71m x 3.25m Lounge
- 4.71m x 2.74m Kitchen/Dining Room
- 1.56m x 0.97m WC

FIRST FLOOR

- Landing
- 2.74m x 2.74m Bedroom One
- 1.87m x 2.74m En-suite
- 2.61m x 3.25m Bedroom Two
- 2.04m x 3.25m Bedroom Three
- 1.93m x 2.02m 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

- Great Sankey Neighbourhood Hub 0.4 mile walk
 - Gemini Retail Park 2.4 mile walk
 - Chapleford Village Primary School 1.5miles
 - Warrington Town Centre 4.5 miles
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 20 miles via M56
 - Liverpool City Centre 16 miles via M62
 - Chester City Centre 24 miles via M56
- (Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

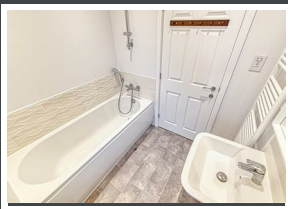
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

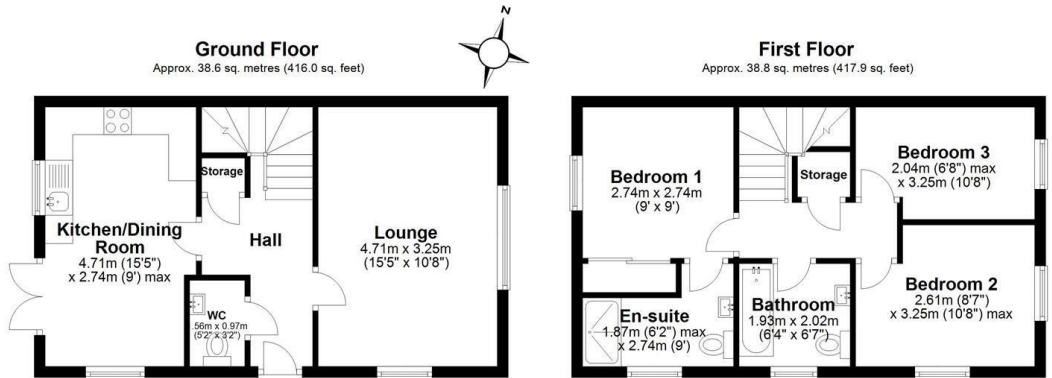
Not included in the asking price. These items may be available under separate negotiation.



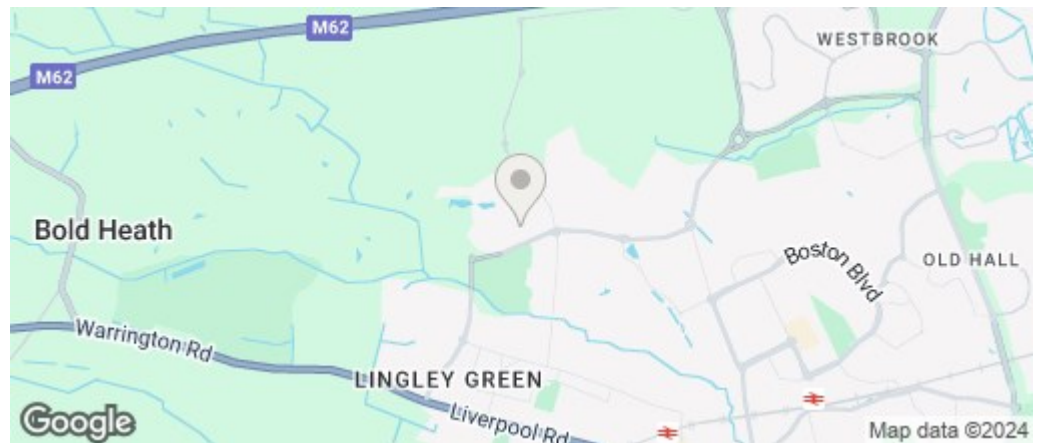


IMPORTANT NOTICE

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.



Total area: approx. 77.5 sq. metres (833.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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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