



Rozel Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Dormer Bungalow
- Two Reception Rooms
- Modern Kitchen
- Great Location
- Driveway Parking
- Three Bedrooms
- Ample Living Space
- Generous Garden
- Lovely Bathroom
- Detached Garage

DESCRIPTION

Welcome to this charming dormer bungalow located in the sought-after area of Great Sankey. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms, a generous-sized garden and a detached garage. With its convenient location, ample parking, spacious rooms, and inviting garden, this property has all the elements for a comfortable and enjoyable lifestyle.

This welcoming property features two reception rooms with the dining room leading out into the garden, three bedrooms and a well-appointed bathroom, ensuring convenience and comfort. The bungalow's dormer semi-detached style adds character and additional accommodation for family members and guests. The neutral décor throughout provides a blank canvas for you to add your personal touch and make this house truly feel like home. The two upper floor bedrooms come with the added benefit of fitted wardrobes, offering practical storage solutions. Don't miss out on the opportunity to make this charming bungalow your new home.

GARDEN

Step outside into the expansive garden, a tranquil oasis where you can unwind and enjoy the outdoors. This property has the perfect mixture of a lawn and patio which is perfect for al fresco dining or family get togethers. Additionally, the detached garage offers extra storage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.16m x 3.63m Lounge
- 3.63m x 3.63m Dining Room
- 2.61m x 3.11m Kitchen
- 1.65m x 2.13m Bathroom
- 3.07m x 3.13m Bedroom Three
- 7.24m x 2.72m Garage

FIRST FLOOR

- 4.71m x 3.63m Bedroom One
- 2.62m x 3.11m Bedroom Two

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (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

- Warrington Town Centre 2 miles
- Liverpool City Centre 16 miles via M62
- Manchester Airport 17 miles via M56
- Manchester City Centre 21 miles via M56
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

Contents, Fixtures and Fittings

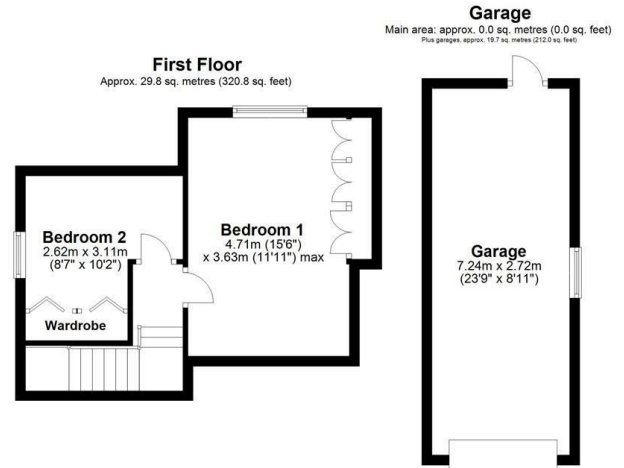
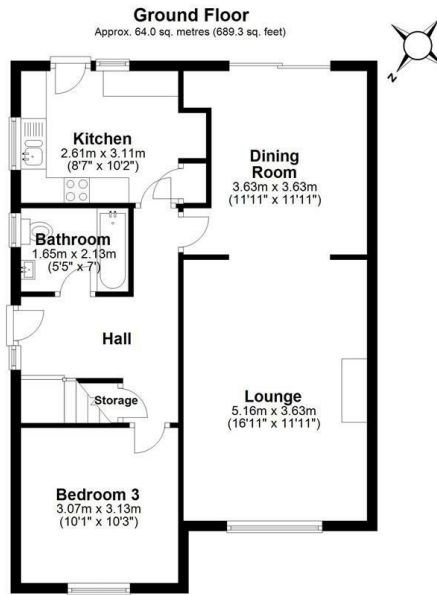
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 93.8 sq. metres (1010.1 sq. feet)
Plus garages, approx. 19.7 sq. metres (212.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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