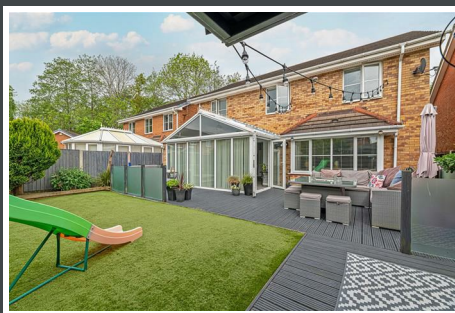




# Virginia Gardens, Great Sankey, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Property
- Family Home
- Beautiful Interior
- Garden Room
- Double Garage
- Five Bedrooms
- Ample Living Sapce
- Wonderful Garden
- Substantial Driveway
- Close to Schools

## DESCRIPTION

Welcoming a fabulous five bedroom detached home, in a highly desirable area of Great Sankey. Celebrating neutral tones throughout, this property offers a homely lounge, a sleek and modern kitchen/breakfast room as well as garden room. This property is perfect for the growing family, with being close to excellent schools and local amenities, viewings are highly recommended.

Entry into the beautiful home is via the hallway. To the front of the property is the dining room and downstairs WC. Following the natural flow of the house you are presented with the modern kitchen/breakfast room, offering a beautiful island, which is perfect for busy family life. Complimenting the kitchen, is a garden room, boasting patio doors leading out to the well maintained garden. The homely lounge is also to the back of the property, and oozes a warm and cosy atmosphere. Home to the first floor is five generous bedrooms, and a family bathroom. Bedrooms one and two both celebrate an En-suite, and bedroom one offers built in wardrobes.

## GARDEN

This family home, sits on a generous sized plot, and benefits from a large foot print with a driveway suitable for multiple cars as well as a beautiful rear garden. The garden has a perfect blend of artificial lawn and decking, providing the ideal place for entertaining guests and alfresco dining. To the back of the garden, is a summer shed, which is the perfect retreat for the ultimate privacy. Also, to the front of the property is a double garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.37m x 4.52m Lounge
- 3.86m x 4.56m Kitchen/Breakfast Room
- 2.37m x 4.56m Garden Room
- 3.61m x 2.64m Dining Room
- 1.10m x 2.64m WC
- 4.96m x 4.63m Double Garage

### FIRST FLOOR

- Landing
- 3.87m x 4.28m Bedroom One
- 2.80m x 1.15m En-suite
- 3.34m x 3.45m Bedroom Two
- 1.32m x 2.04m En-suite
- 3.49m x 2.87m Bedroom Three
- 3.49m x 2.60m Bedroom Four
- 3.49m x 2.95m Bedroom Five
- 1.99m x 1.68m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Virgin)

## LOCATION

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 Farm Pub 10 minute walk
- Great Sankey Neighbourhood Hub 2 miles
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

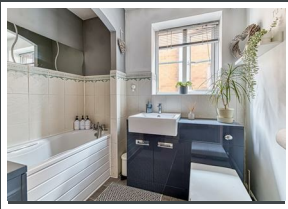
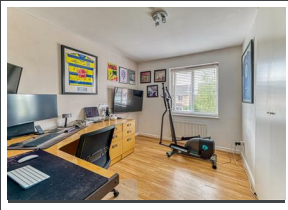
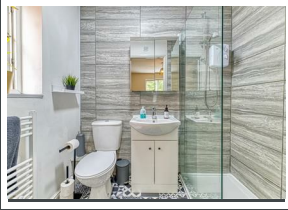
**Council Band:** F

**Tenure:** Freehold

### Contents, Fixtures and Fittings

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



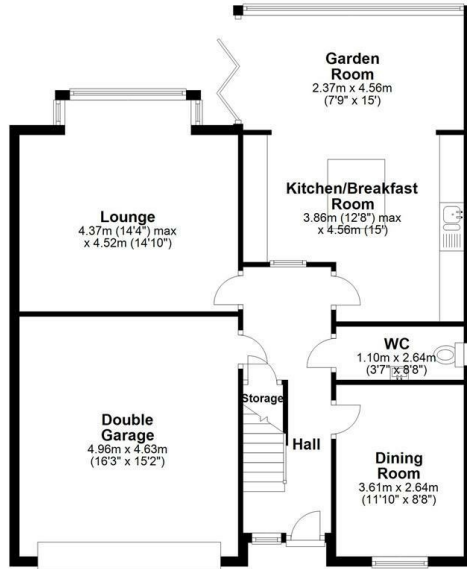


## IMPORTANT NOTICE

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.

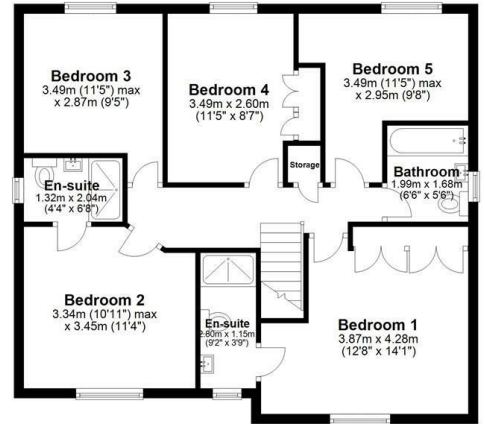
### Ground Floor

Approx. 92.8 sq. metres (998.8 sq. feet)

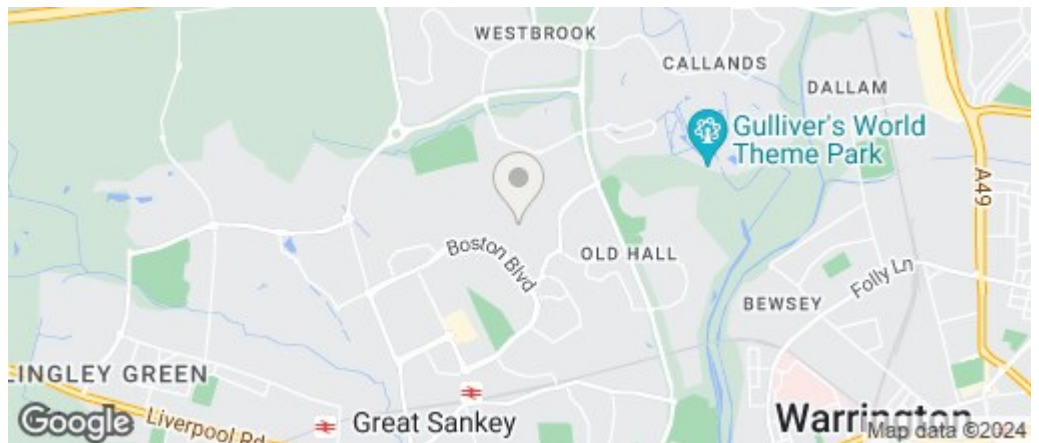


### First Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



Total area: approx. 164.2 sq. metres (1767.8 sq. feet)



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

## 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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