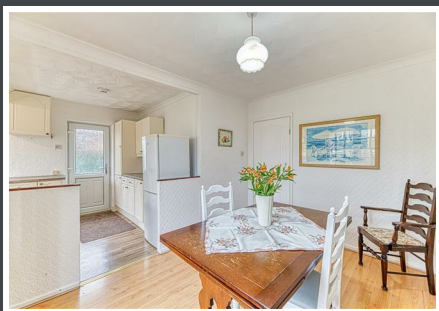




# Blandford Road, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Dormer Bungalow
- Three Bedrooms
- Gorgeous Garden
- Popular Location
- Extensive Living Space
- Driveway Parking
- Large Lounge
- Rear Extension
- Kitchen Diner
- Quiet Neighbourhood

## DESCRIPTION

Offered for sale with no onward chain, we present this charming dormer bungalow. This property celebrates three great sized bedrooms, ample living space and a well maintained rear garden. This home is close to outstanding schools and amenities, making this the perfect family residence.

Situated in the attractive area of Great Sankey, this dormer semi-detached bungalow is a true gem waiting to be discovered. Boasting not one, but two reception rooms, this property offers ample living space for you to relax and entertain in style. With three ample-sized bedrooms, there is plenty of room for the whole family to unwind and make this house a home. This property also features a modern five piece family bathroom providing all of the necessities for your daily routine. Don't miss the opportunity to make this inviting dormer bungalow your own and enjoy the peaceful surroundings of Great Sankey. Book a viewing today and step into your future home!

## GARDEN

One of the highlights of this lovely bungalow is the beautiful garden, perfect for enjoying a cup of tea on a sunny morning or hosting a barbecue with friends and family. Additionally, the driveway parking provides space for two vehicles, making coming home a breeze.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.58m x 3.40m Lounge
- 3.48m x 2.62m Dining Room
- 4.39m x 2.41m Kitchen
- 3.58m x 2.80m Bedroom Two
- 2.37m x 2.41m Bathroom

### FIRST FLOOR

- Landing
- 3.32m x 3.40m Bedroom One
- 2.34m x 2.47m Bedroom Three

## 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.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

## DISTANCES

- David Lloyd Gym 15 minute walk
- Warrington Town Centre 2 miles
- Manchester City Centre 22 miles via M56
- Manchester Airport 23 miles via M56
- Liverpool City Centre 18 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

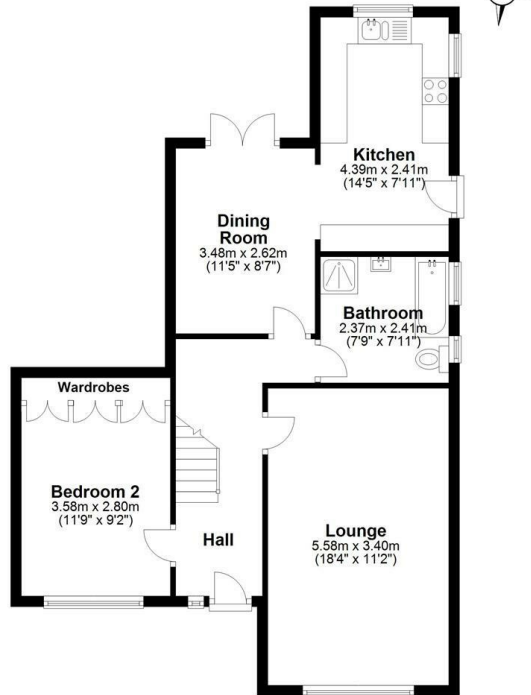
### Contents, Fixtures and Fittings

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



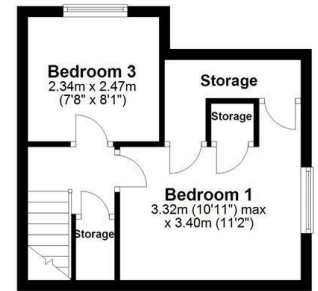


**Ground Floor**  
Approx. 66.7 sq. metres (717.7 sq. feet)

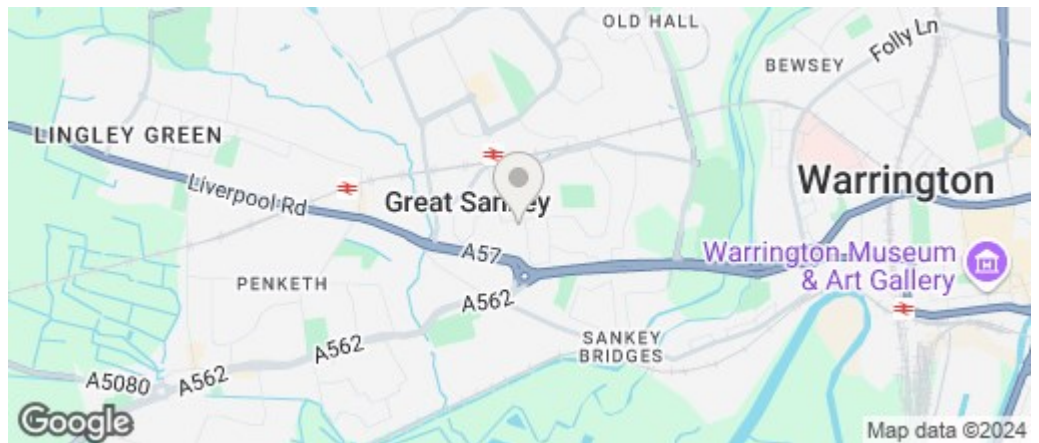


**First Floor**

Approx. 23.2 sq. metres (250.1 sq. feet)



Total area: approx. 89.9 sq. metres (967.8 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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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