



St. Stephen Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Bungalow
- Popular Location
- Lovely Garden
- Large Lounge
- Close to Amenities
- Two Bedrooms
- Driveway Parking
- Garage
- Fitted Wardrobes
- Neutral Decor

DESCRIPTION

A charming bungalow situated in the delightful area of Great Sankey and close to outstanding schools along with local amenities. This property boasts two great sized bedrooms, a cosy reception rooms, a beautiful garden and a substantial driveway for multiple cars. This home is perfect for a buyer looking to downsize!

Entry into the home is via the welcoming hallway which provides access to all rooms. The great sized lounge is to the front of the home along with the well appointed kitchen. To the rear is the conservatory which enjoys views out to the well maintained garden. There are two generous sized bedrooms along with a modern shower room.

Don't miss the opportunity to make this bungalow your new home. With its convenient location, charming features, and inviting garden, this property has the potential to be the perfect place for you to create lasting memories.

GARDEN

One of the highlights of this lovely bungalow is its beautiful garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Whether you are green fingered or simply enjoy al fresco dining, this garden is sure to be a delightful retreat. The home offers driveway parking as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.46m x 3.50m Lounge
- 3.52m x 2.65m Kitchen
- 3.10m x 2.70m Conservatory
- 3.64m x 3.50m Bedroom One
- 2.57m x 2.65m Bedroom Two
- 1.91m x 1.65m Shower Room
- 4.79m x 2.46m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1000Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 2 miles
 - Gemini Retail Park 3 miles
 - Warrington Town Centre 3 miles
 - Liverpool City Centre 16 miles via M62
 - Manchester Airport 23 miles via M56
 - Manchester City Centre 22 miles via M56
- (Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

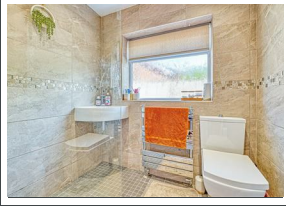
Tenure: Freehold

(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.

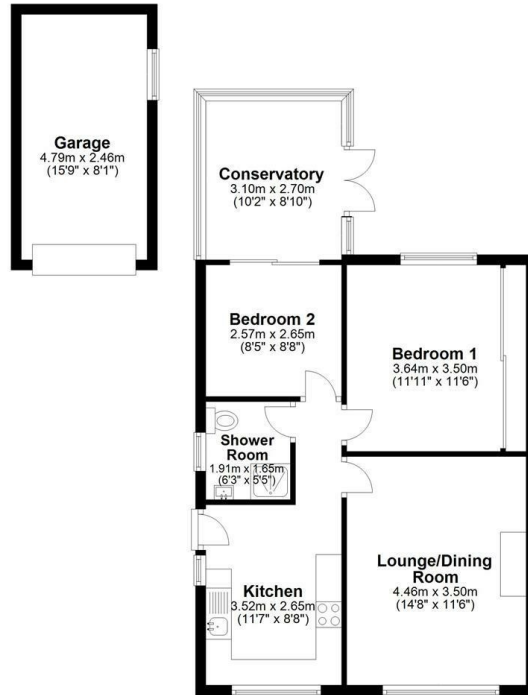




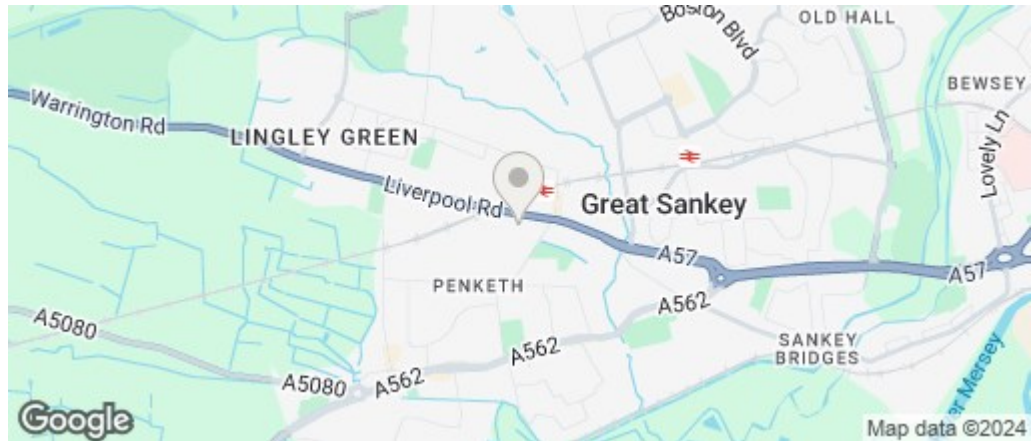
IMPORTANT NOTICE

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.

Ground Floor
Main area: approx. 59.9 sq. metres (644.6 sq. feet)
Plus garage: approx. 11.8 sq. metres (126.6 sq. feet)



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Plus garages: approx. 11.8 sq. metres (126.6 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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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