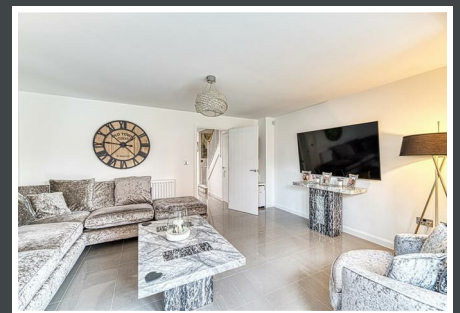
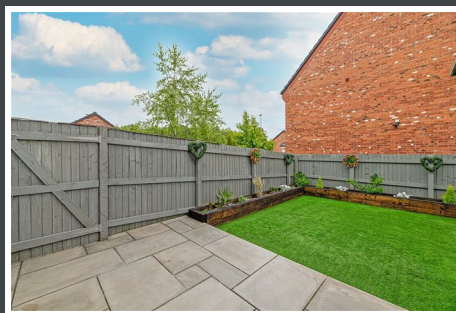
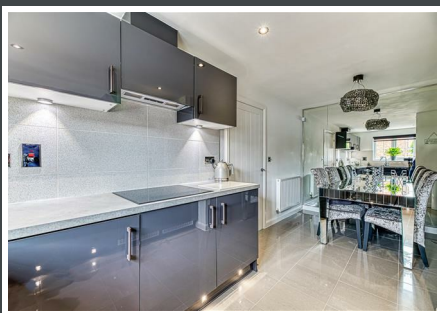




Ketteringham Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Townhouse
- Family Home
- Four Bedrooms
- Modern Interior
- Elegant Lounge
- Beautiful Garden
- Double Driveway
- Freehold
- Desirable Area
- Close to Schools

DESCRIPTION

Nestled in the highly desirable area of Great Sankey, we present a stunning townhouse offering a perfect blend of modern living and homely comfort. Boasting four bedrooms, including three double, a stylish interior with immaculate presentation, this property features three stories of spacious living and ideal for families or those who love to entertain. This home is close to outstanding schools, and is not one to be missed.

Entry into this home is via the welcoming hallway to find the downstairs WC and additional storage. To the front of the property is the kitchen/dining room, showcasing integrated appliances and an elegant place to dine. Through to the back of the property is the homely lounge, boasting patio doors leading out to the low maintenance garden. Home to the first floor there are three bedrooms as well as a family bathroom. Following the natural flow of the house, on the second floor you are presented with a generously sized master bedroom. Celebrating a fabulous dressing area with a built in wardrobe and an en-suite.

GARDEN

This family home, enjoys a low maintenance garden providing a tranquil outdoor retreat, perfect for relaxing or hosting summer gatherings. An additional benefit is the rear garden is very private and not over looked. To the front of the property, convenience is key with parking available for two vehicles, the drive on, drive off method is a unique feature to this home, making coming home a breeze.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.70m x 4.73m Lounge
- 5.17m x 2.60m Kitchen/Dining Room
- 2.12m x 0.88m WC

FIRST FLOOR

- Landing
- 3.75m x 4.73m Bedroom Two
- 3.16m x 2.51m Bedroom Three
- 2.15m x 2.14m Bedroom Four
- 3.10m x 2.49m Bathroom

SECOND FLOOR

- 4.35m x 3.56m Bedroom One
- 2.70m x 2.31m En-suite
- 1.23m x 2.32m Dressing Area

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900MB Via Sky

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

- Great Sankey High School 12 minute walk
- Sainsburys Shopping 20 minute walk
- Gemini Retail Park 1.8 miles
- Warrington Town Centre 4 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

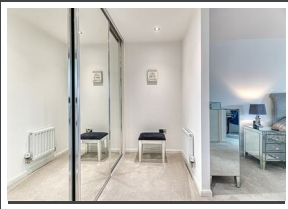
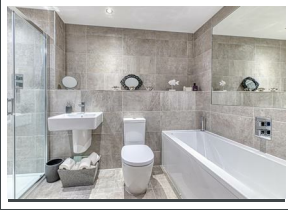
Tenure: Freehold

(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.



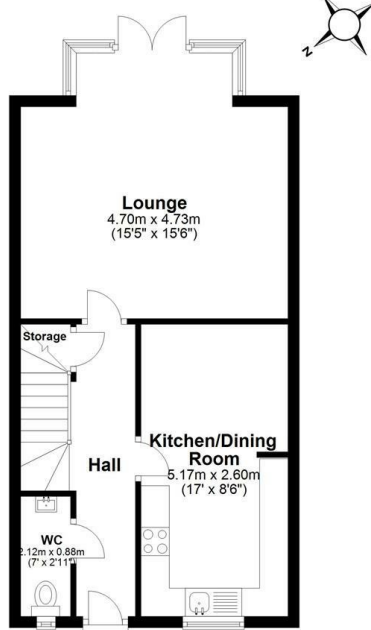


IMPORTANT NOTICE

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.

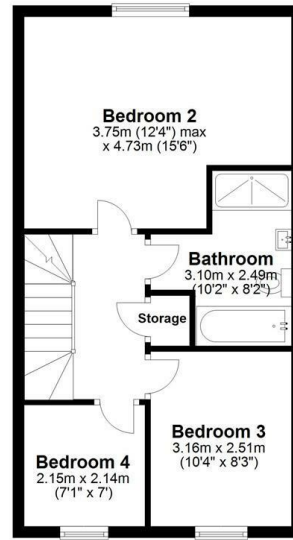
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



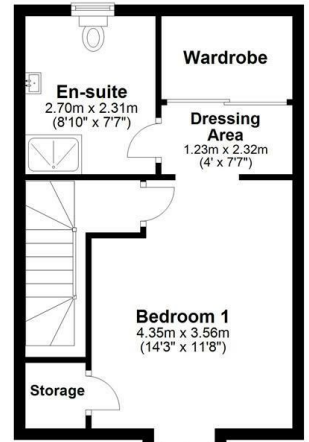
First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)

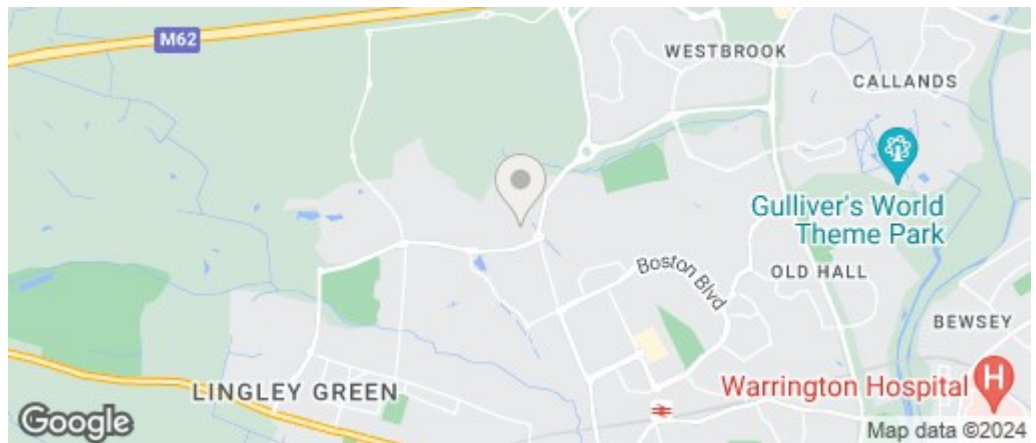


Second Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 122.3 sq. metres (1316.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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