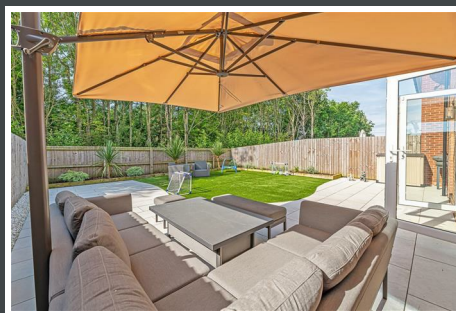




Membury Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Home
- Freehold
- Immaculately Presented
- Beautifully Bright
- Fantastic Location
- Four Bedrooms
- South-Facing Garden
- Two Reception Rooms
- High Specification
- Great Motorway Links

DESCRIPTION

Located in an attractive and sought-after area of Great Sankey, this beautifully modern four bedroom detached property offers ample living space, a south-facing garden and an open kitchen/dining room. Perfectly positioned near to local schools and amenities whilst offering easy access to great motorway links. This family home is ideal for those seeking a contemporary lifestyle with all the conveniences of a newer build.

The large lounge benefits from lots of natural light flooding through the bay window, making it perfect for relaxation and entertainment and showcases elegant finishes and ample space for family gatherings. The heart of this home features an open-plan layout, seamlessly integrating the dining area and beautifully modern kitchen, along with direct access to the outdoor patio. In addition, the garage has been partially converted to provide a generous play room or snug and completing the downstairs is the convenient utility room and WC.

Upstairs, there are four spacious bedrooms with bedroom one offering fitted wardrobes along with an En-suite. This property celebrates ample storage throughout the upper floor along with a family bathroom with contemporary fixtures, elegant tiling, and high-quality finishes, designed to offer comfort and convenience.



GARDEN

Occupying an attractive plot, this beautiful property celebrates a private south-facing garden with the perfect mixture of sleek patio and artificial lawn. This inviting garden offers an ideal outdoor space for entertaining and for families to enjoy during the summer months. To the front, there is driveway parking and access into the remaining garage space, for storage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.97m x 3.24m Lounge
- 4.41m x 2.84m Play Room/Snug
- 3.67m x 6.56m Kitchen/Dining Room
- 2.00m x 1.76m Utility Room
- 0.84m x 1.76m WC
- 2.45m x 3.00m Garage

FIRST FLOOR

- Landing
- 4.39m x 3.30m Bedroom One
- 1.32m x 1.92m En-suite
- 4.31m x 3.00m Bedroom Two
- 3.69m x 3.27m Bedroom Three
- 3.01m x 2.95m Bedroom Four
- 2.40m x 2.00m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION - GREAT SANKEY

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 high 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

- Barrowhall Primary School 2 minute walk
- Great Sankey High School 10 minute walk
- Great Sankey Neighbourhood Hub 10 minute walk
- Gemini Retail Park 2.5 miles
- Warrington Town Centre 4 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 22 miles via M56
- Manchester Airport 23 miles via M56

(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

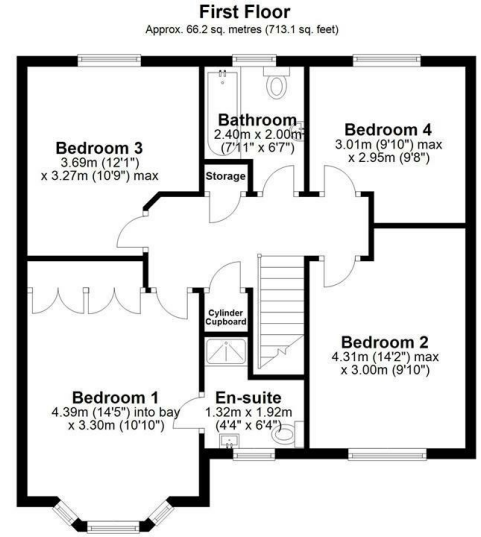
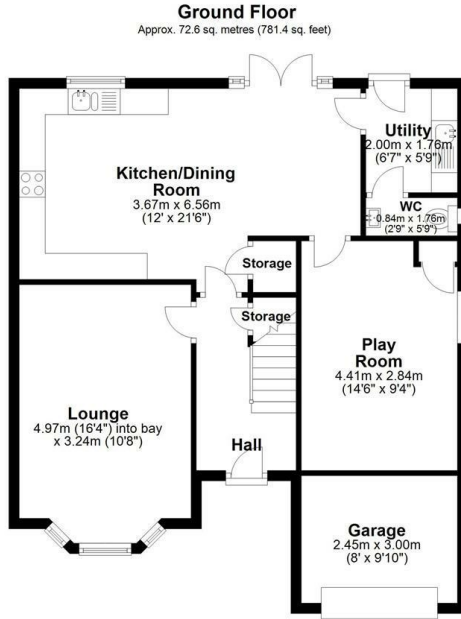
Not included in the asking price. These items may be available under separate negotiation.



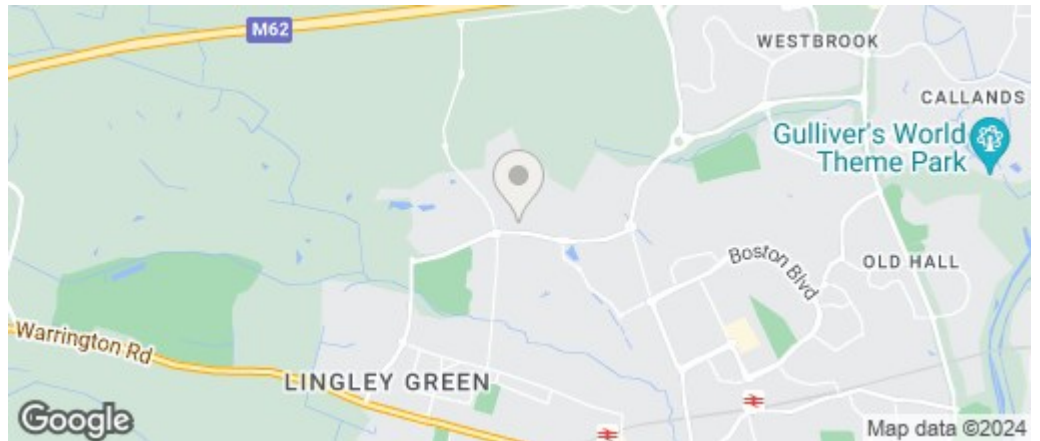


IMPORTANT NOTICE

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.



Total area: approx. 138.8 sq. metres (1494.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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