



Cheddington Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Close to Local Schools
- Gorgeous Garden
- Great Transport Links
- Sought After Location
- Family Home
- Integral Garage
- Modern Kitchen
- Freehold
- Turn Key Home

DESCRIPTION

Welcome to this charming detached house located on Cheddington Crescent in the sought-after area of Great Sankey. This family home boasts four bedrooms and two bathrooms, providing ample space for comfortable living. Situated in a popular location, this house is close to outstanding schools, making it an ideal choice for families with children. The convenience of having amenities and educational facilities nearby adds to the appeal of this property.

Upon entering, you are greeted by a spacious lounge, perfect for entertaining guests or simply relaxing with your loved ones. The property's layout is ideal for families, offering a seamless flow between the living spaces. The modern kitchen and dining room is set to the back of the property with access to the garden benefitting from the perfect ambiance of indoor and outdoor living. Completing the ground floor is a utility room, WC and an integral garage.

To the first floor, you are presented with four spacious bedrooms and a family bathroom. Bedroom one boasts integrated wardrobes and an En-suite.

Whether you are looking for a peaceful retreat from the hustle and bustle of city life or a comfortable space to raise a family, this detached house on Cheddington Crescent offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home.



GARDEN

Leading from the kitchen, this low maintenance garden has something for all members of the family to enjoy whether it is BBQ's on a summers day or simply unwinding after a long day, this property is sure to impress. To add to the benefit of this property, there is also an integral garage and off road parking is available.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.10m x 3.38m Lounge
- 4.50m x 4.17m Kitchen/Dining Room
- 1.69m x 3.03m Utility Room
- 1.69m x 1.05m WC
- 7.02m x 3.08m Garage

FIRST FLOOR

- Landing
- 5.30m x 3.37m Bedroom One
- 2.04m x 1.65m En-suite
- 3.31m x 3.19m Bedroom Two
- 3.71m x 3.30m Bedroom Three
- 3.26m x 3.11m Bedroom Four
- 2.25m x 2.00m Bathroom

SERVICES

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

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

- Great Sankey Neighbourhood Hub 10 minute walk
 - 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
 - Chester City Centre 24 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

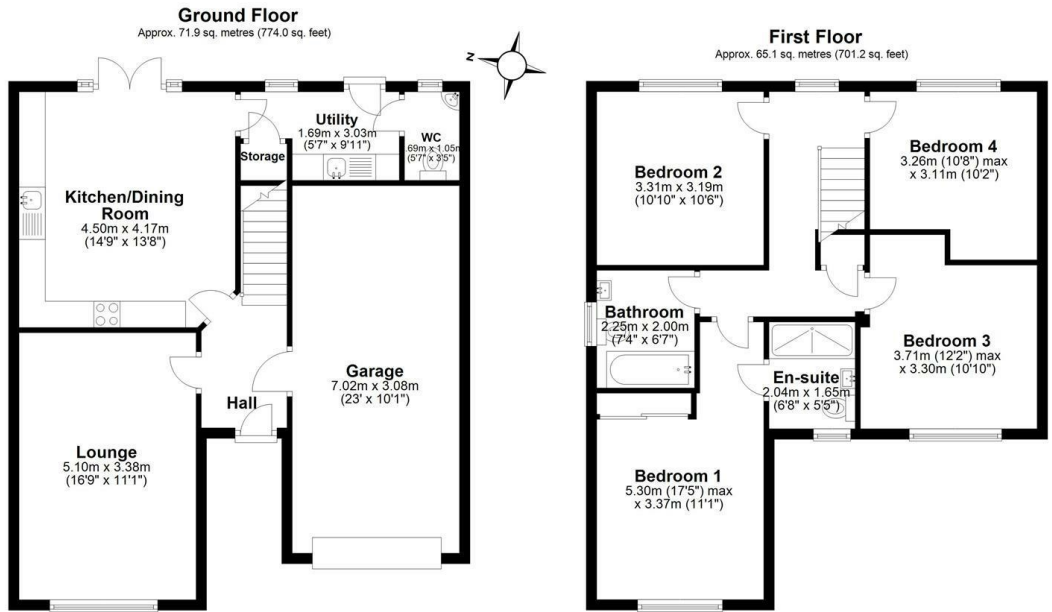
Not included in the asking price. These items may be available under separate negotiation.



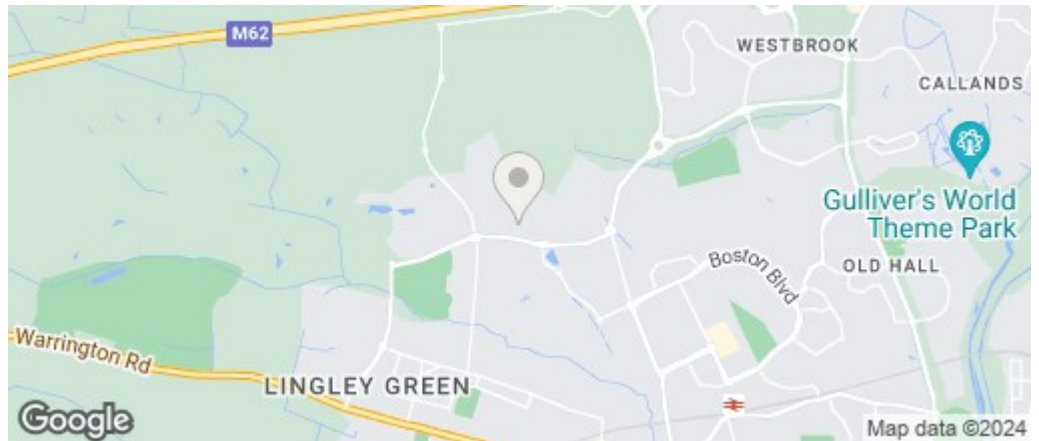


IMPORTANT NOTICE

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. 137.0 sq. metres (1475.2 sq. feet)



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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070