



Vermont Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached
- Family Home
- Four Sizeable Bedrooms
- Fitted Wardrobes
- Three Reception Rooms
- Ample Space
- Not Overlooked
- Spacious Loft
- Freehold
- Close to Schools

DESCRIPTION

Offered for sale with no onward chain, we present this charming detached property, located in the sought-after area of Great Sankey. This delightful four bedroomed home offers a perfect blend of comfort and style, and celebrates three reception rooms, a superb garden and a garage. An ideal property for the growing family, viewings are highly recommended.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining or relaxing with loved ones. Showcasing a large bay window is the lounge, positioned to the front of the property which flows through to the dining room and the elegant kitchen/breakfast room, to the rear. The conservatory allows lots of natural light to flow through and is a calm and relaxing spot to enjoy of an evening. Home to the first floor are four well-appointed bedrooms, each featuring integrated wardrobes, ensuring practicality meets elegance. With a family bathroom and an En-Suite to bedroom one, morning routines will be a breeze for the whole family. This home also benefits from a spacious loft, which has been fully boarded and provides an added benefit to a growing family.



GARDEN

This family home sits on a gorgeous plot, boasting a well maintained private rear garden. This outdoor space enjoys a blend of lawn and patio whilst celebrating a decked seating area with a hot tub, and plenty of space for outdoor furniture. The lack of being overlooked ensures privacy and tranquillity, allowing you to enjoy the outdoor space with peace of mind. Additionally, the outdoor power supply adds convenience for various activities. To the front of the property is driveway parking and access into the integral garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.70m x 3.60m Lounge
- 3.30m x 2.94m Dining Room
- 3.20m x 5.31m Kitchen/Breakfast Room
- 2.99m x 2.90m Conservatory
- 1.51m x 2.58m Utility Room
- 1.63m x 0.95m WC
- 5.10m x 2.58m Garage

FIRST FLOOR

- Landing
- 3.99m x 3.73m Bedroom One
- 2.21m x 1.97m En-suite
- 4.51m x 2.58m Bedroom Two
- 2.47m x 3.73m Bedroom Three
- 3.90m x 2.56m Bedroom Four
- 2.82m x 1.92m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 900Mb (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 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

- ASDA/Westbrook Centre 6 minute walk
- Great Sankey High School 30 minute walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

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.



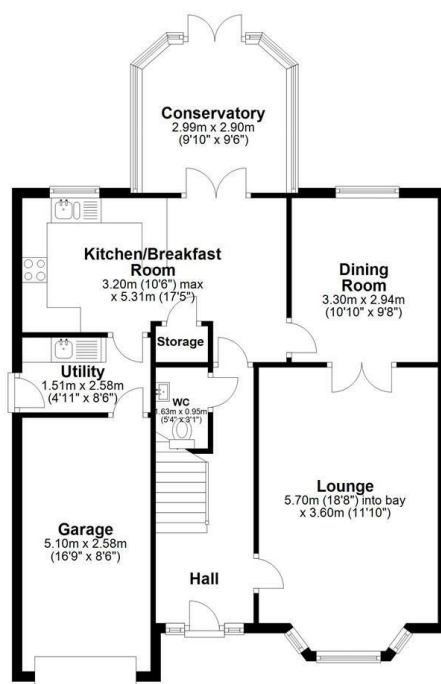


IMPORTANT NOTICE

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.

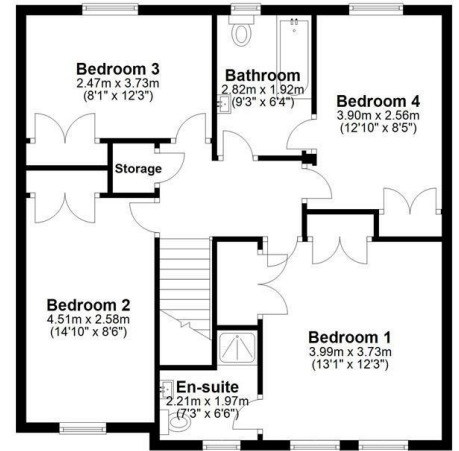
Ground Floor

Approx. 83.6 sq. metres (899.4 sq. feet)



First Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



Total area: approx. 154.2 sq. metres (1660.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	77
(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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