



Park Road, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Beautiful Garden
- Detached Family Home
- Close To Amenities
- Freehold Title
- Driveway Parking
- Sought-After Location
- Conservatory
- Close To Schools
- Three Reception Rooms

DESCRIPTION

Offered for sale with a freehold title, we proudly present this wonderful four bedroom detached home offering a perfect blend of modern living and comfort. Located in the sought-after location of Great Sankey, this property is conveniently situated close to local amenities, shops and schools making this the perfect residence for a family.

Entry to the property is granted via the hallway providing access to all areas of this home. To the right of the hallway, you will find a spacious lounge that features large windows allowing for an array of natural light to flood this space - creating a warm and inviting atmosphere. Adjacent to the lounge, you will find a versatile room that could be used as a dining area, playroom or home study. The heart of this home is the kitchen area that is equipped with modern appliances and ample counterspace for meal preparation. The kitchen and conservatory is situated to the rear of the property and provides a stunning view of the rear garden. The ground floor concludes with a handy WC and integral garage perfect for additional storage.

As you ascend the stairs, you will find four bedrooms and a family bathroom. Each bedroom provides a blissful retreat after a working day providing ample space for your design ideas to be brought to life. The family bathroom has all of the necessities for your daily routine making morning time a breeze.



THE GARDENS

To the rear of this property you will find a spacious garden that surrounds the property, featuring a well-manicured lawn, flower beds, and a patio area perfect for outdoor dining and entertaining.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.90m x 3.50m Lounge
- 3.69m x 3.00m Dining Area
- 4.16m x 2.28m Kitchen
- 2.57m x 3.12m Garden Room
- 2.02m x 0.80m WC

FIRST FLOOR

- Landing
- 3.89m x 3.37m Bedroom One
- 3.33m x 3.10m Bedroom Two
- 3.33m x 2.46m Bedroom Three
- 2.85m x 2.19m Bedroom Four
- 2.30m x 2.66m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)

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

- Park Road Primary School 5 minute walk
- Great Sankey High School 10 minute walk
- Great Sankey Neighbourhood Hub 10 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 14 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

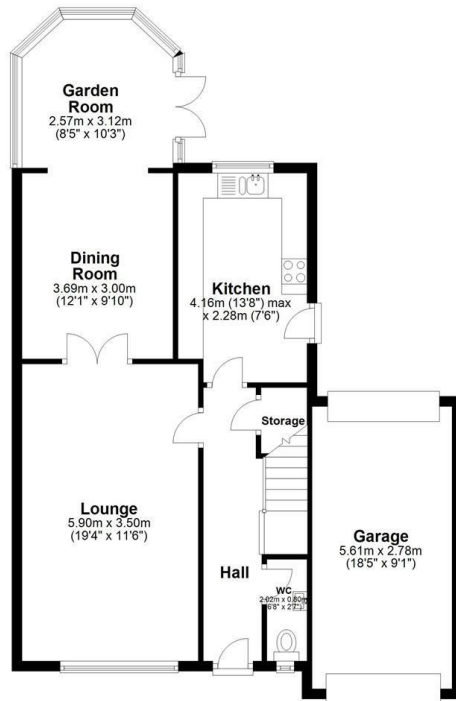
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Ground Floor

Main area: approx. 62.8 sq. metres (676.3 sq. feet)
Plus garages, approx. 15.6 sq. metres (167.8 sq. feet)

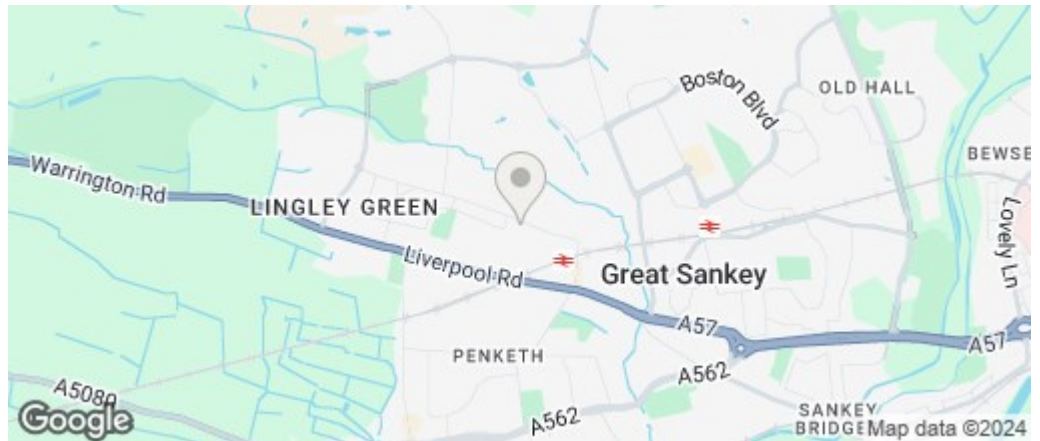


First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Main area: Approx. 117.7 sq. metres (1267.0 sq. feet)
Plus garages, approx. 15.6 sq. metres (167.8 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 70
Potential: 81

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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