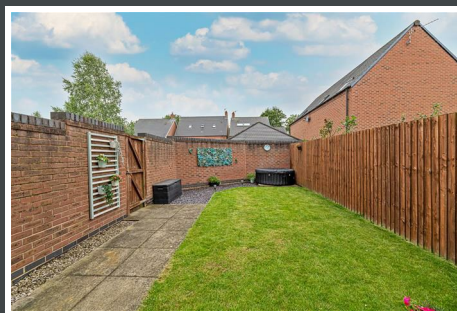




Liberty Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Double Bedrooms
- Cul-de-sac
- Close To Amenities
- Allocated Parking
- Garage Storage
- Family Home
- Close To Schools
- Sought After Location
- Two Bathrooms
- Low-Maintenance Garden

DESCRIPTION

Now available for viewings, we proudly present this stunning three bedroom family home for sale. Situated in the sought-after location of Great Sankey, this property provides easy access to local shops, schools and other amenities making this the perfect family residence. Boasting an expansive floor plan that offers ample space for both relaxation and entertainment, this property is not to be missed.

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 natural light to flood this space creating a warm and inviting atmosphere. Adjacent to the lounge, you will find the kitchen/diner featuring an integrated oven and hob and ample storage space making meal preparation a dream. The kitchen/diner overlooks the rear garden allowing for children and pet supervision whilst meal preparation is underway. The ground floor concludes with an integral garage area - perfect for your storage needs.

As you ascend the stairs, you will find two double bedrooms, which provides ample space for a double bed, wardrobe and additional furniture allowing for your design ideas to come to light! These two bedrooms share a family bathroom providing all of the necessities for your daily routine. You will then discover a further set of stairs leading to the third floor - here you will find bedroom one, that offers ample storage and a private En-suite adding a sense of luxury to this room.



GARDEN

To the rear of this property, you will find a low maintenance garden featuring a lawn and paved area perfect for enjoying al-fresco dining or simply unwinding after a long day. There is also allocated parking available for two cars.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.88m x 3.69m Lounge
- 2.95m x 4.72m Kitchen/Diner
- 5.38m x 2.73m Garage

FIRST FLOOR

- Landing
- 3.00m x 4.72m Bedroom Two
- 2.01m x 1.23m Bathroom
- 3.12m x 2.63m Bedroom Three

SECOND FLOOR

- 3.62m x 4.72m Bedroom One
- 1.58m x 2.39m En-Suite

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (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

- Warrington West Train Station 0.4 mile walk
 - Great Sankey Neighbourhood Hub 1.7 mile walk
 - Great Sankey High School 1.7 mile
 - Warrington Town Centre 2 miles
 - Manchester Airport 17.5 miles via M56
 - Manchester City Centre 19 miles via M56
 - Liverpool City Centre 15.8 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

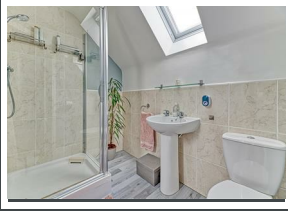
Tenure: Leasehold

(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.



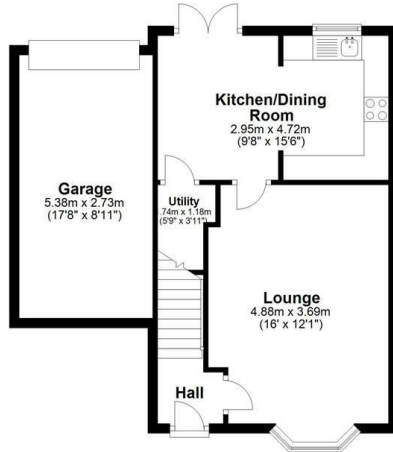


IMPORTANT NOTICE

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.

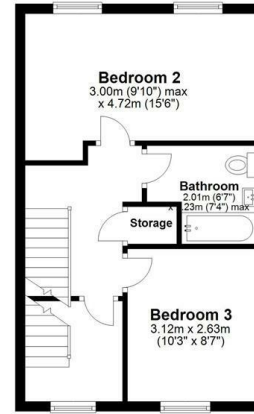
Ground Floor

Main area: approx. 37.6 sq. metres (404.7 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.1 sq. feet)



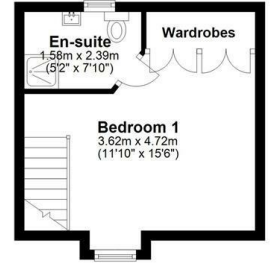
First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)

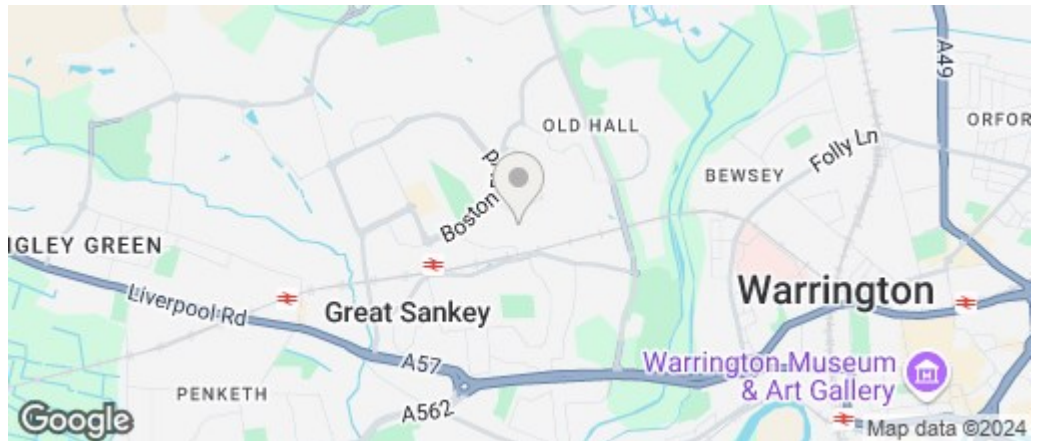


Second Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Main area: Approx. 96.6 sq. metres (1039.3 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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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