



Stratton Road, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- First Time Buyers
- Two Reception Rooms
- Modern Décor
- Freehold
- Close to Amenities
- Three Bedrooms
- Open Family Room
- Great Garden
- Driveway Parking
- Great Motorway Links

DESCRIPTION

This charming semi detached house is nestled in the desirable location of Great Sankey, perfectly positioned to local amenities and schools. Boasting three bedrooms, two inviting reception rooms, ample space throughout, as well as a lovely rear garden. This home is ideal for first time buyers, and viewings are highly recommended.

Entry into this home is via the porch leading you into the welcoming hallway allowing access to all areas of the ground floor. To the front of the property is the warm and cosy lounge, featuring a bay fronted window, allowing lots of natural light to flood this space. Following the natural flow of the house you will find the spacious family and dining room with access to the modern and sleek kitchen, this generous space is ideal for busy family life or simply entertaining guests.

Home to the first floor is three, spacious bedrooms and a well equipped bathroom. Bedroom one benefits from built in wardrobes.

This home is a credit to its current owners!

GARDEN

This home enjoys a great sized garden, with the perfect mixture of lawn and patio, making this a great outdoor place for entertaining family and friends or simply relaxing in the sunshine. To the front of the property there is driveway parking suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.20m x 2.82m Lounge
- 4.27m x 4.93m Family/ Dining Room
- 3.11m x 2.18m Kitchen

FIRST FLOOR

- Landing
- 3.84m x 2.82m Bedroom One
- 4.16m x 2.82m Bedroom Two
- 2.76m x 2.01m Bedroom Three
- 2.65m x 1.96m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1000Mb (Via Virgin Media)

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

- Sankey Valley St James School 8 minute walk
- Sankey Valley Park 1 mile walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

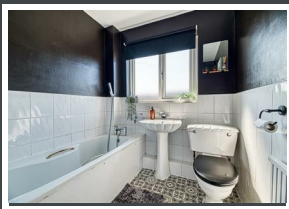
Tenure: Freehold

(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.



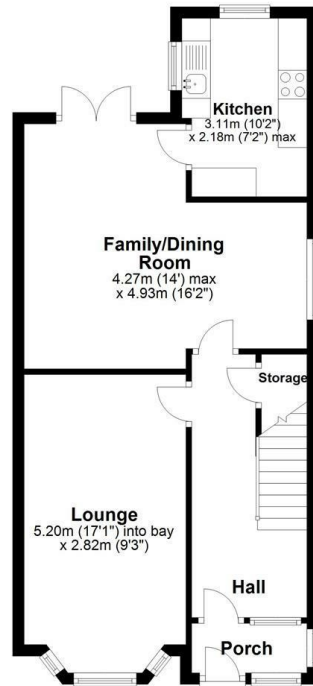


IMPORTANT NOTICE

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.

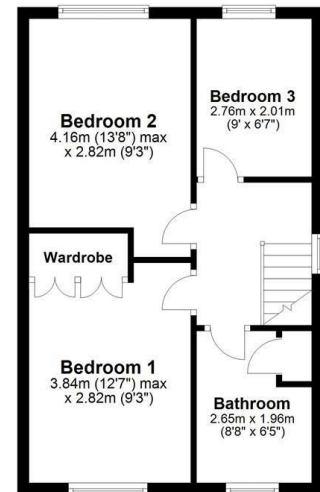
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)

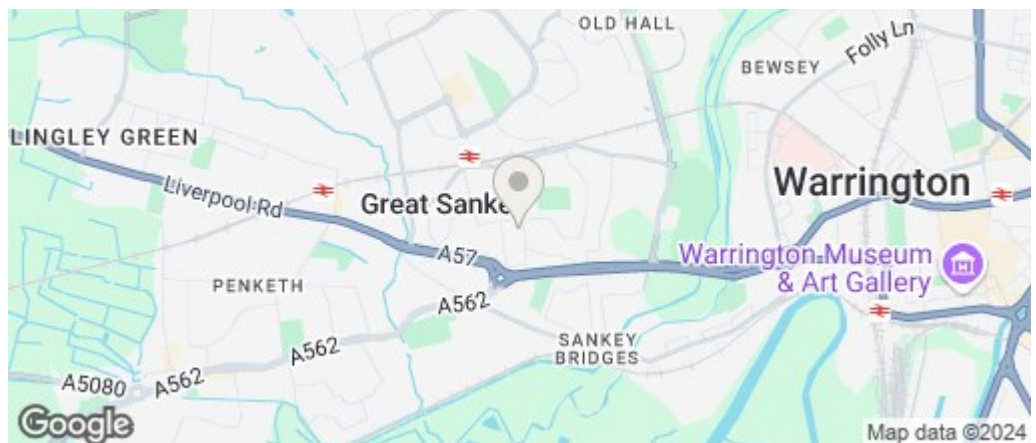


First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 90.1 sq. metres (969.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070