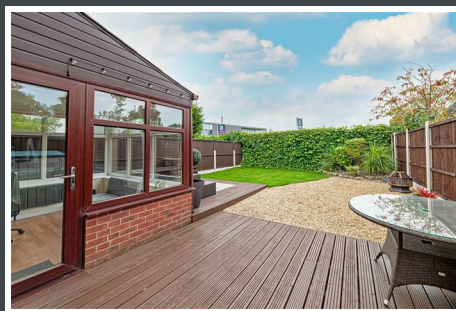




Billington Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Neutral Decor
- Ready To Move In To
- Large Driveway
- Quiet Cul-De-Sac
- Great Location
- Beautiful Garden
- First Time Buyers
- Ample Living Space
- Lovely Kitchen

DESCRIPTION

A modern two bedroom semi detached home located in Great Sankey. This home has been finished to an excellent standard as is move in ready! The home would be perfect for first-time buyers, a small family, or someone looking to downsize.

Entry into the home is via the welcoming hallway which leads through to the large lounge area which boasts a bright and airy feel and is ideal for family nights in. The kitchen diner is to the rear and celebrates integrated appliances along with access to the conservatory which overlooks the garden and provides the perfect ambience of indoor and outdoor living.

To the first floor you are presented with two excellent sized bedrooms as well as a beautiful, modern shower room.

This home is a credit to its current owners and viewings come highly recommended to enjoy this wonderful residence.

GARDEN

Sitting on a fantastic sized plot, this home enjoys large gardens both to the front and the rear. The front of the home is home to a large driveway as well as a well maintained lawn. To the rear is a beautiful garden which has been lovingly taken care of. It provides a tranquil oasis to enjoy the outdoors away from busy life.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.72m x 3.55m Lounge
- 2.64m x 4.55m Dining Room / Kitchen
- 2.20m x 2.44m Conservatory

FIRST FLOOR

- Landing
- 2.89m x 3.55m Bedroom One
- 3.47m x 2.89m Bedroom Two
- 2.51m x 1.54m Bathroom

SERVICES

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

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

- Great Sankey Neighbourhood Hub 1 minute walk
 - Gemini Retail Park 6 miles
 - Warrington Town Centre 4 miles
 - Liverpool City Centre 17 miles via M62
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 22 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.

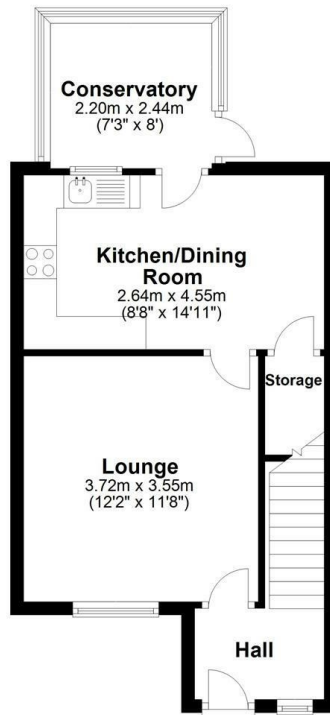




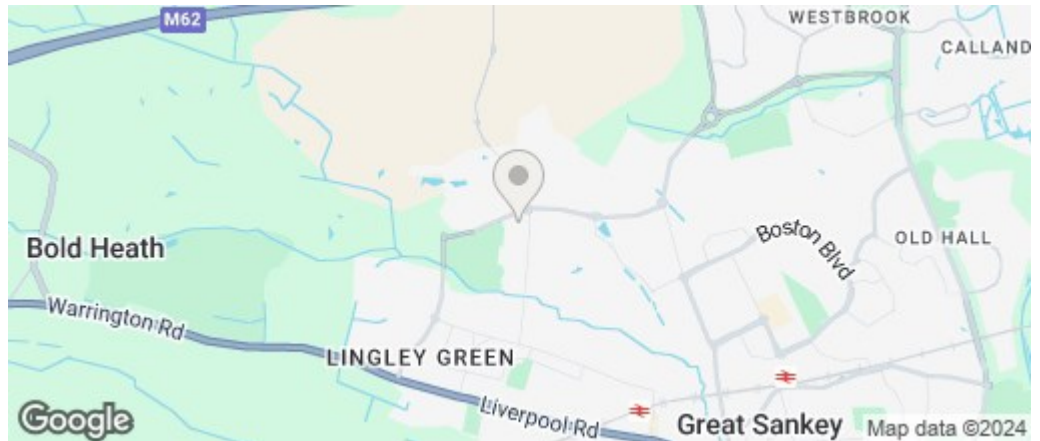
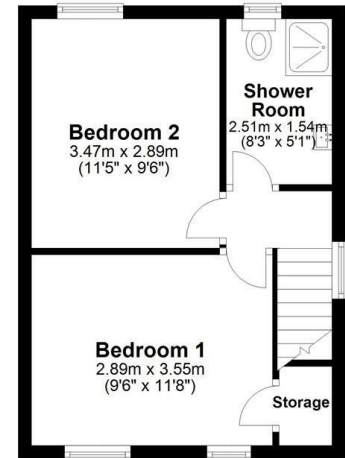
IMPORTANT NOTICE

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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