



Shepherds Grove, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Serene Neighbourhood
- Low Maintenance Garden
- Driveway Parking
- Garage Storage
- Modern Kitchen
- Four Bedrooms
- East Facing Property
- Outstanding Schools Nearby
- Cul-de-sac

DESCRIPTION

Welcome to this exquisite four-bedroom, two bathroom residence that seamlessly blends contemporary design with functionality. Nestled in a quiet and sought-after neighbourhood, this property offers the perfect balance of luxury and comfort. Close to outstanding Ofsted rated schools and local amenities, this property is the perfect place for a family to reside.

Upon entering, you'll find a welcoming foyer that leads to all areas of this stunning home. The heart of this home is the gourmet kitchen, with modern décor, integrated appliances and ample storage. It is designed for both functionality and style, making meal preparation a joy. The ground floor also consists of a bright and airy lounge boasting an inviting sanctuary for relaxation and socialising.

The first floor of this property boasts four bedrooms, each bedroom is a sanctuary in its own right, offering a perfect blend of style, functionality, and tranquillity. The master bedroom is a spacious retreat featuring large windows allowing natural light to cascade across the room, with neutral colour pallets easy for personalisation and a private en-suite - this bedroom is the perfect blend of comfort and style. To conclude this floor, you will find a family bathroom providing all the necessities for your daily routine.



THE GARDENS

To the rear of this property, you will find a beautiful well maintained garden - an oasis of serenity, ideal for outdoor dining and family entertainment. The garden showcases plenty of space for outdoor activities and relaxation. Parking can be found via the allocated parking to the rear.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.20m x 3.93m Lounge
- 3.58m x 5.40m Kitchen/Dining Room
- 1.51m x 1.60m WC

FIRST FLOOR

- Landing
- 3.07m x 3.93m Bedroom One
- 1.61m x 1.79m En-suite
- 2.64m x 3.55m Bedroom Two
- 2.52m x 2.50m Bedroom Three
- 3.65m x 1.75m Bedroom Four
- 2.14m x 2.50m Bathroom

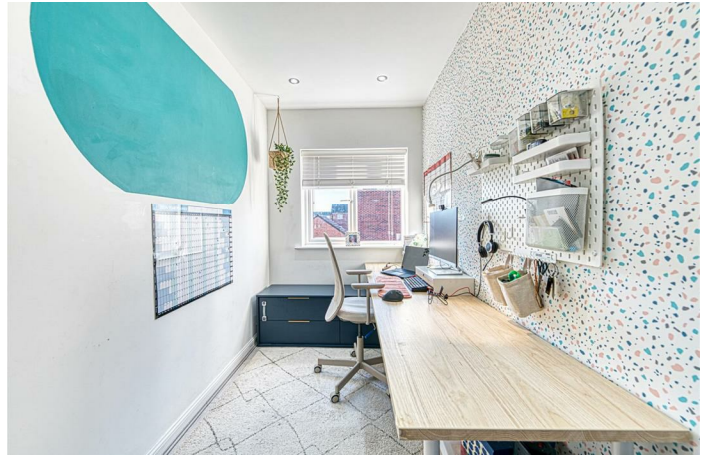
SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is 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 highly 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

- Barrow Hall Primary School 5 minute walk
- Great Sankey Neighbourhood Hub 10 minute walk
- Gemini Retail Park 6 minute drive
- 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: E

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

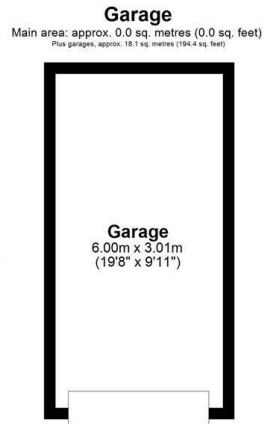
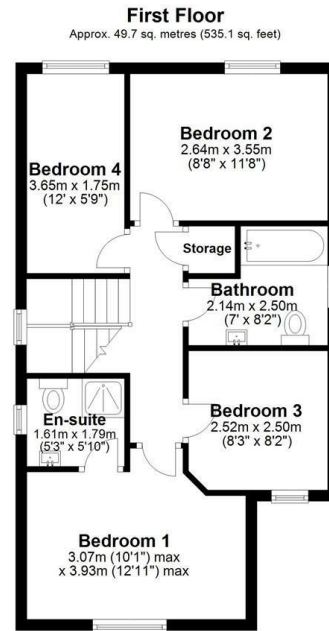
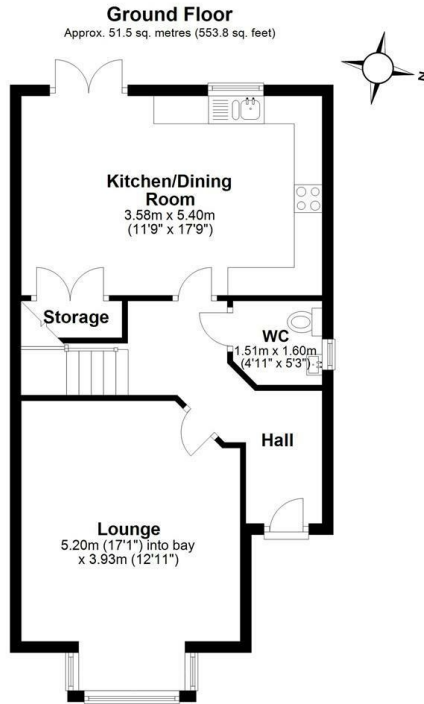
Not included in the asking price. These items may be available under separate negotiation.



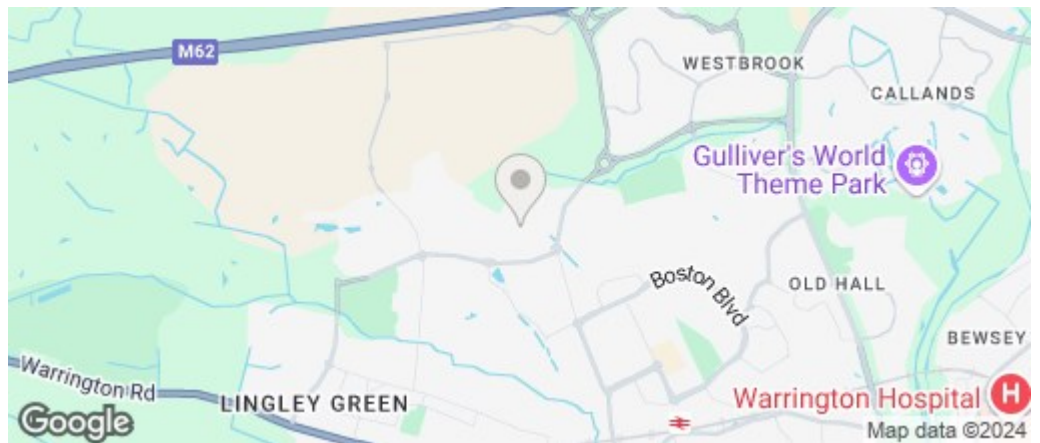


IMPORTANT NOTICE

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.



Main area: Approx. 101.2 sq. metres (1088.9 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070