



Portland Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Open Plan Living
- Popular Location
- Town House
- Large Lounge
- Four Bedrooms
- Close To Schools
- Allocated Parking
- Close To Local Amenities
- Beautiful Garden

INTERIOR

An attractive three-story town house located in the popular area of Chapelford. Celebrating modern, open plan living and great-sized bedrooms. This perfect family home has been finished to a high standard and is move-in ready!

Entrance is granted via the welcoming hallway, leading through to the versatile, open-plan kitchen/lounge/dining room. This spacious living space celebrates views out to the well-maintained garden via double French doors which allow natural light to flood the room. The ground floor is also home to a convenient WC. To the first floor, is the great-size lounge as well as bedroom four featuring and an En-suite bathroom. The top floor is home to the family bathroom and three further bedrooms with bedroom one also featuring from an En-suite bathroom.

GARDEN

This modern property boasts a beautiful low-maintenance garden, creating an ideal outdoor space for all the family to enjoy. Allocated parking is located to the rear.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 75Mb (Via Sky)



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

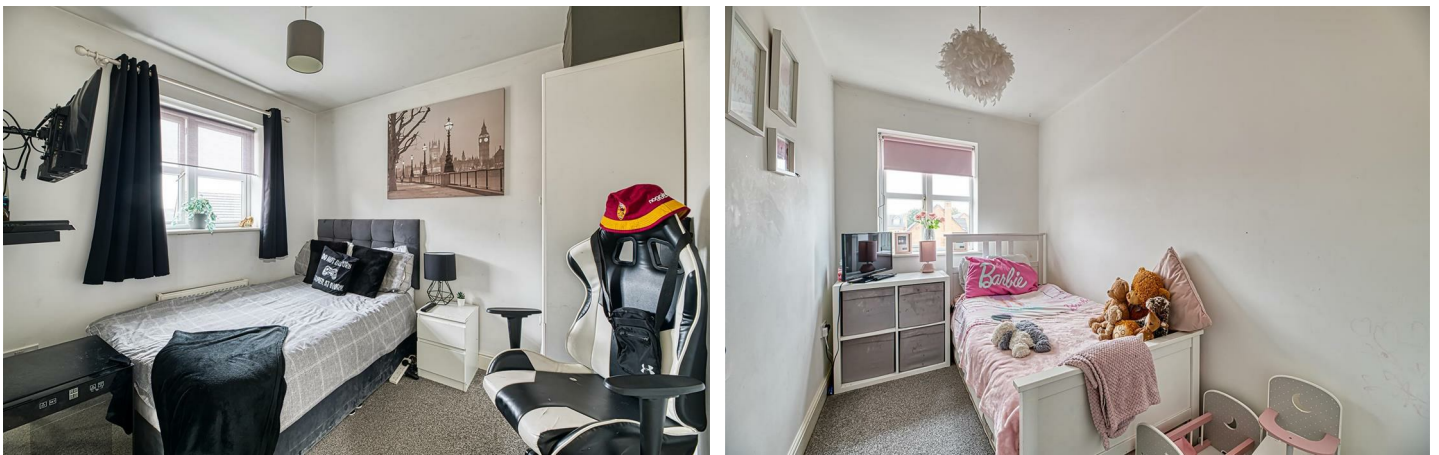
Tenure: Leasehold

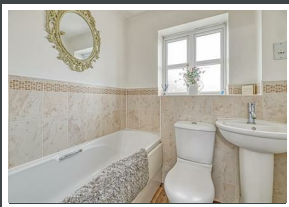
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

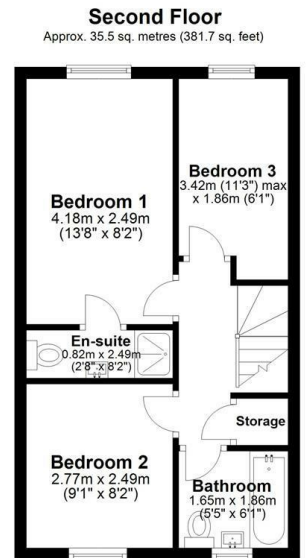
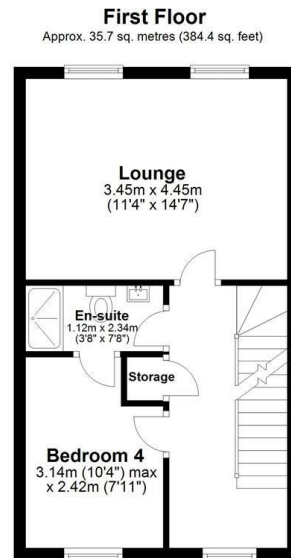
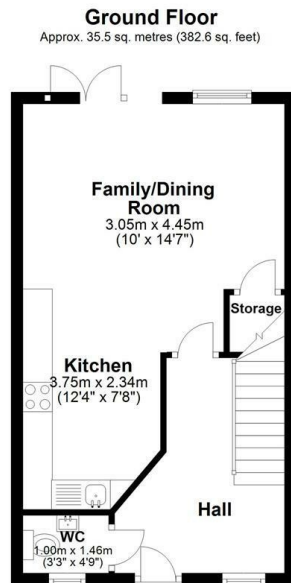
Items may be available under separate negotiation.





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.



Total area: approx. 106.7 sq. metres (1148.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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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