



# Park Road, Great Sankey Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

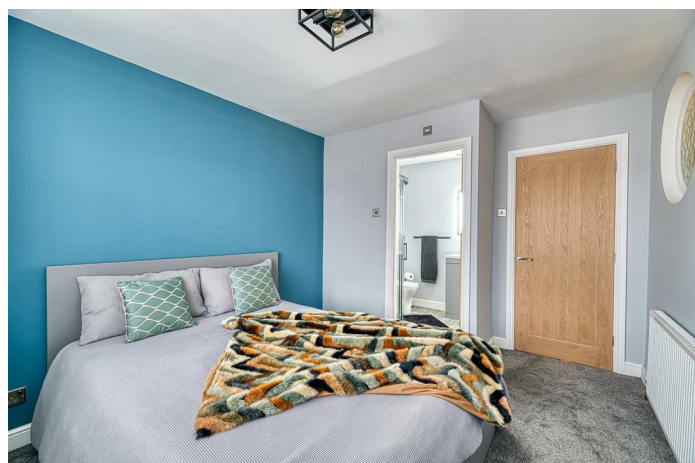
- Family Home
- Five Bedrooms
- South Facing Garden
- Garage
- High Specification
- Spacious Lounge
- Beautiful Kitchen
- Upgraded Features
- Brilliant Location
- Driveway Parking

## INTERIOR

This stunning five-bedroom family home is the epitome of style and modern living, finished to an impeccable standard with homely features throughout. The property boasts ample living space, perfect for family gatherings and entertaining. Unique features include a state-of-the-art kitchen equipped with the latest appliances as well as a handy breakfast bar which is ideal for busy family mornings. The lounge is home to a media wall which has a cosy fireplace which adds to the charm to the living area. To the first floor is the luxurious master bedroom with a spacious En-suite bathroom. Each bedroom is generously sized, providing comfort and privacy for all family members. The home also features high-quality finishes and fixtures, ensuring a touch of elegance in every room. This property is a true gem, offering a perfect blend of modern convenience and homely comfort, making it an ideal family home.

## GARDEN

The large south facing garden offers a serene escape, ideal for outdoor activities and relaxation. The garden has been landscaped and maintained for a high standard with a decking area which is the perfect place for enjoying the sun or alfresco dining. The garden is complete with its very own bar! To the front of the home there is a large driveway as well as a garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.04m x 3.79m Lounge
- 3.02m x 9.00m Dining Kitchen
- 6.00m x 2.92m Garage
- 1.98m x 0.72m WC

### FIRST FLOOR

- Landing
- 3.74m x 2.92m Bedroom One
- 1.75m x 1.70m En-suite
- 4.08m x 3.55m Bedroom Two
- 3.98m x 3.13m Bedroom Three
- 3.22m x 2.58m Bedroom Four
- 2.20m x 2.59m Bedroom Five
- 3.05m x 2.67m Bathroom

## SERVICES

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

## 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.

## DISTANCES

- Park Road Primary School 5 minute walk
- Great Sankey High School 10 minute walk
- Great Sankey Neighbourhood Hub 10 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 14 miles via M62

(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.



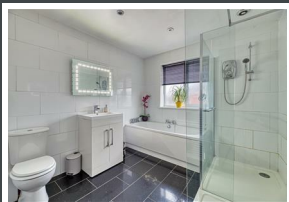






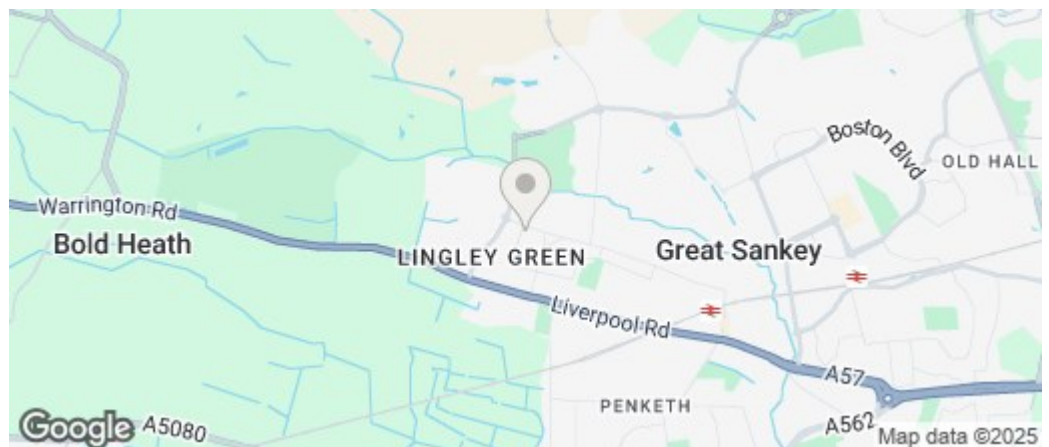
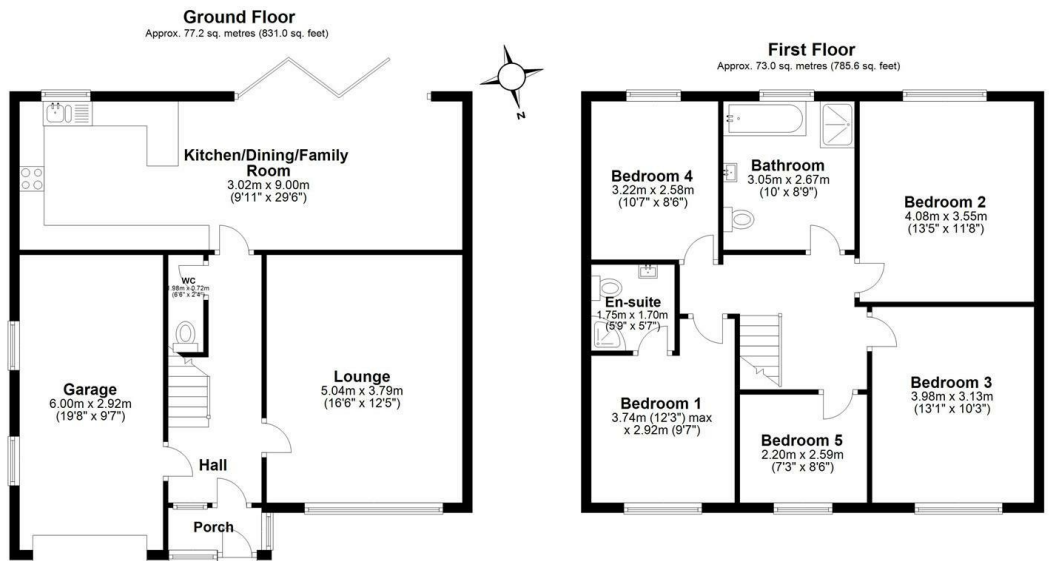






## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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