



Portland Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Townhouse
- Spacious Living
- Growing Family
- Beautiful Garden
- Close to Schools
- Three Bedrooms
- Well Equipped Home
- Stylish and Modern
- Parking Available
- Great Transport Links

INTERIOR

Upon entering this home, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The homely lounge is designed with a modern touch, creating a perfect environment for family gatherings or quiet evenings in. The well-appointed kitchen complements the living areas, making it a delightful space to relax and unwind.

Home to the first floor is two generously sized bedrooms, and a modern bathroom. The highlight of the home is undoubtedly the master suite located on the second floor. This tranquil retreat includes an En-suite bathroom and built-in wardrobes, offering both privacy and convenience.

GARDEN

With a beautiful interior, this home also celebrates a fabulous well-maintained garden. Boasting the picture blend of lawn and patio, this garden offers charm and provides a peaceful outdoor space for relaxation or play. There is allocated parking available to the rear to the property.

SERVICES

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



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

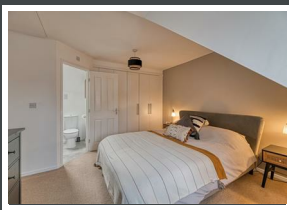
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



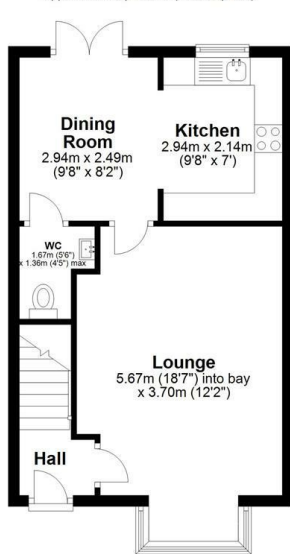


IMPORTANT NOTICE

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.

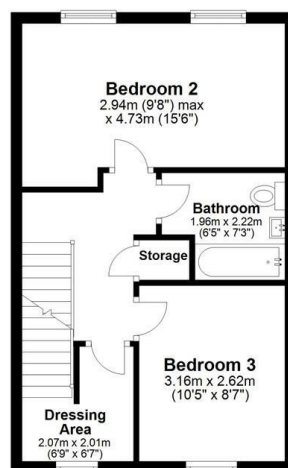
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



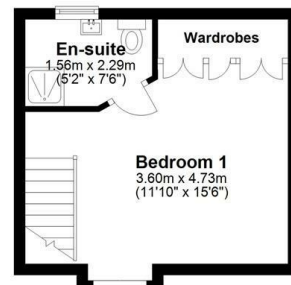
First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)

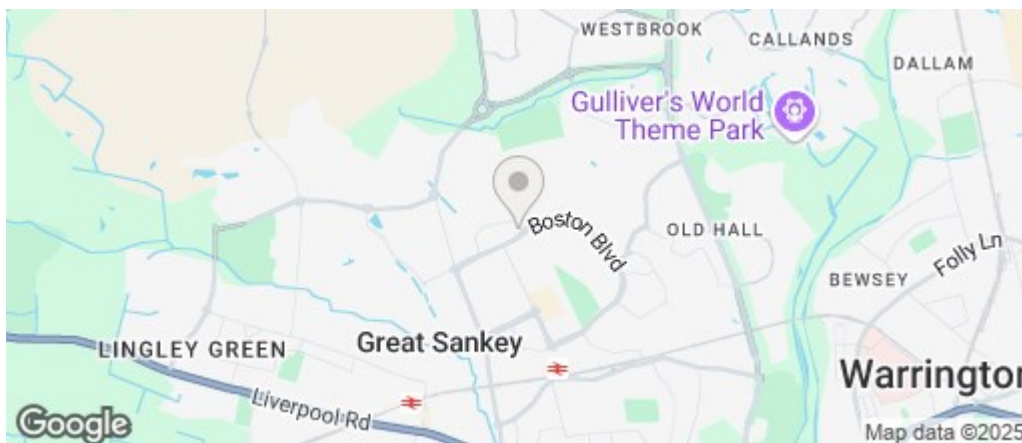


Second Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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



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