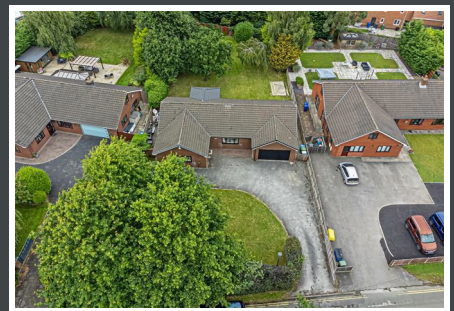




# Burtonwood Road, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Bungalow
- Fully Modernised
- Large Garden
- Substantial Parking
- Freehold Title
- Three Bedrooms
- High Specification
- Attractive Plot
- Quiet Position
- Great Motorway Links

## DESCRIPTION

A stunning three-bedroom detached bungalow, set on a generously sized plot and fully modernised to the highest specification. Ideally positioned in a quiet location, within walking distance to local schools, amenities and great transport links. With its combination of modern amenities, elegant design, and a sought-after location, this bungalow presents a rare opportunity for those seeking a move-in-ready home of exceptional quality.

Finished to a high specification throughout, this home features a sleek and modern kitchen with top of the range integrated appliances, a fully equipped utility room with ample storage solutions, a luxurious bathroom, and spacious, light-filled living areas. The lounge offers the perfect setting for cosy evenings at home and features a high tech media wall with a built-in electric fire. The beautifully bright open kitchen/dining area and family room overlook the expansive garden and provide additional space for busy family life and for entertaining guests.

This property celebrates three generously sized bedrooms each providing comfort and tranquillity for all family members and guests. Bedroom one overlooks the beautiful front garden whilst showcasing sleek fitted wardrobes. Completing this attractive home is the double garage, convenient WC, an EV charging port and a converted loft room, ideal as a home office.



## GARDEN

Nestled on a large and private plot, this bungalow offers a generous garden with ample outdoor space for the family to enjoy and for entertaining guests. The large front garden featuring mature trees and a well-maintained lawn adds to the charm of this unique property. A highlight of this home is the substantial driveway providing private parking for up to eight vehicles.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 5.61m x 2.77m Entrance Hall
- 3.97m x 6.75m Lounge
- 2.59m x 3.44m Family Room
- 3.62m x 6.80m Kitchen/Dining Room
- 3.62m x 2.72m Utility Room
- 6.05m x 5.20m Garage
- 2.16m x 1.23m WC
- 3.82m x 6.34m Bedroom One
- 4.51m x 3.47m Bedroom Two
- 3.62m x 3.83m Bedroom Three
- 3.08m x 3.47m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)



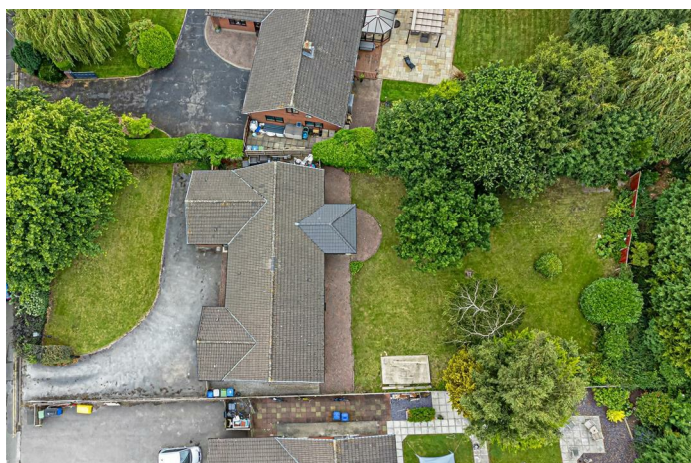
## LOCATION - GREAT SANKEY

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

- Chapelford Primary School 10 minute walk
- Warrington West Station 15 minute walk
- Gemini Retail Park 1 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 21 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 16 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington  
**Council Band:** F  
**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.



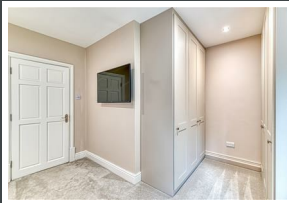
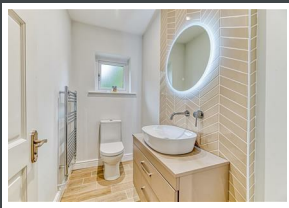






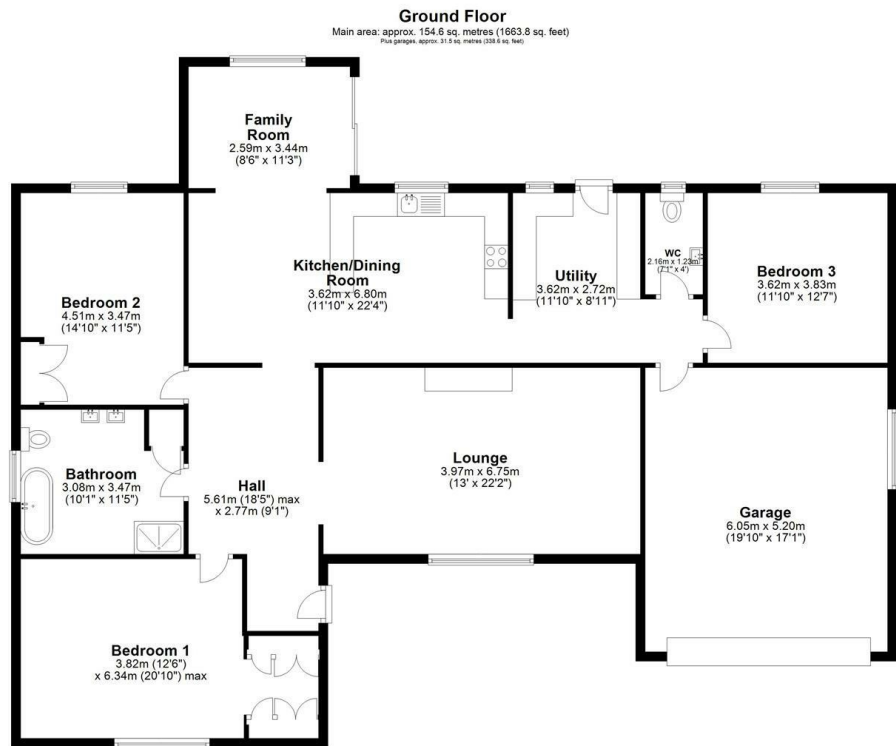




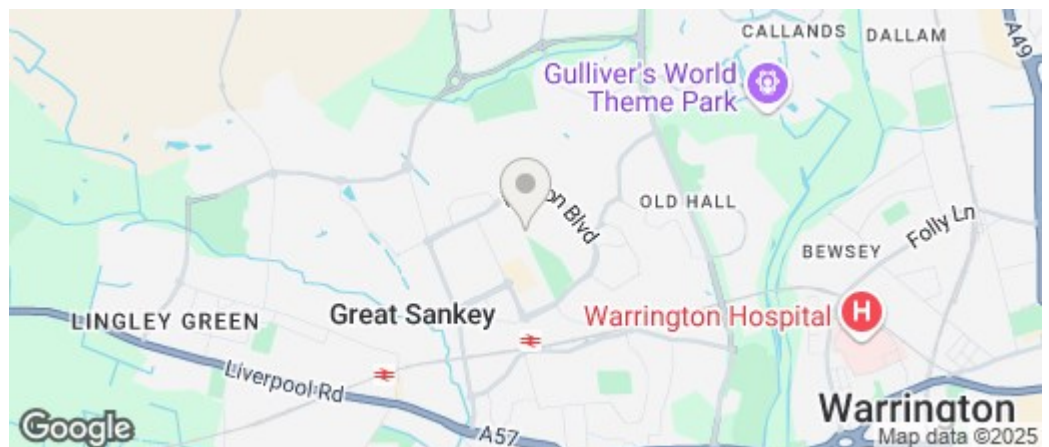


## IMPORTANT NOTICE

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.



Main area: Approx. 154.6 sq. metres (1663.8 sq. feet)  
Plus garages, approx. 31.5 sq. metres (338.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	69	80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

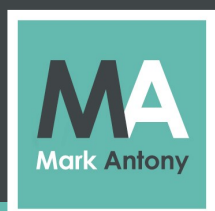
## VIEWING ARRANGEMENTS

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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