



Stratton Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- EV-Charging
- Wrap Around Garden
- Three Bedrooms
- Modern Throughout
- Driveway Parking
- Close To Amenities
- Close To Schools
- Extension Potential (SSTP)
- Freehold Title

INTERIOR

Now available to view, we proudly present this well presented three bedroom detached home in the heart of Great Sankey. Situated on a desirable corner plot, this property offers generous living spaces inside and out! Boasting a bright and airy lounge with a feature media wall, a modern kitchen with integrated appliances and a separate dining area, the ground floor provides ample space for family living. The ground floor radiates a sense of warmth adding to the charm this home has to offer. As you ascend the staircase you will find three bedrooms each offering a blissful retreat and ample space for your furniture desires. Bedroom One acts as the master room whilst bedrooms two and three are a versatile space that can be utilised as a nursery or home office. The first floor concludes with a three-piece family bathroom.

Don't miss this fantastic opportunity to secure a spacious home with great potential in a prime location. Contact us today to arrange a viewing!

GARDEN

Externally, you will find a large wrap around garden, providing excellent potential for extension (STPP). The garden is a safe place for all of the family to enjoy, featuring privacy, greenery and a separate area for al-fresco dining. Driveway parking enhances the curb appeal the property has to offer providing parking for multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (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: C

Tenure: Freehold

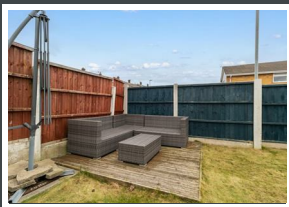
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



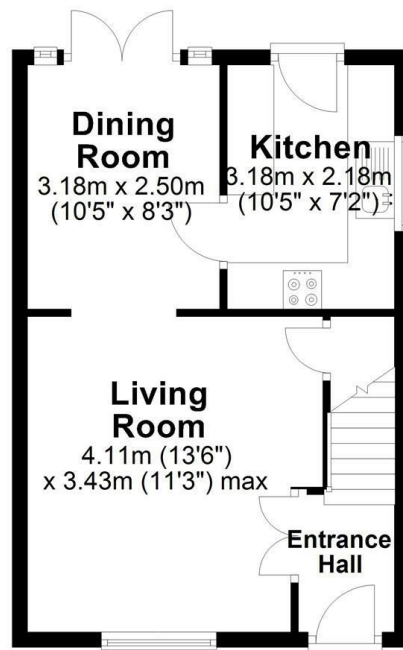


IMPORTANT NOTICE

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.

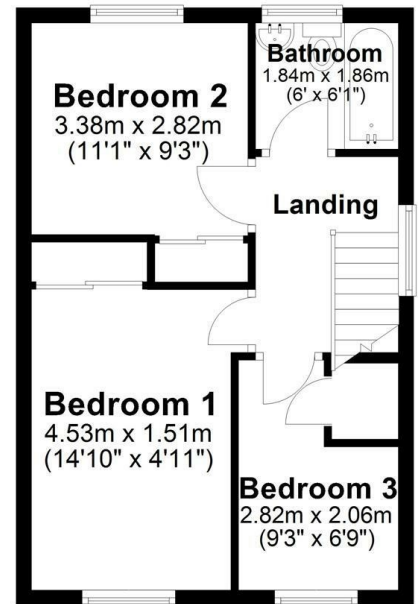
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)

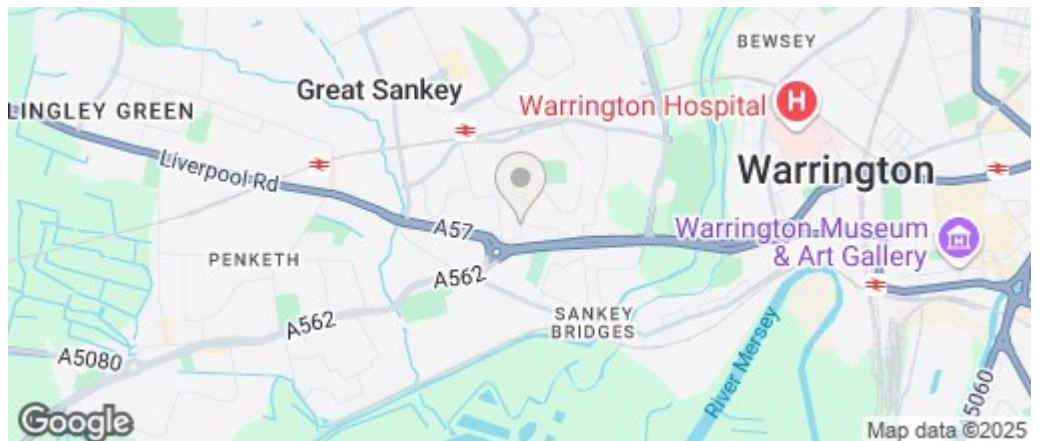


First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 sq. feet)



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070