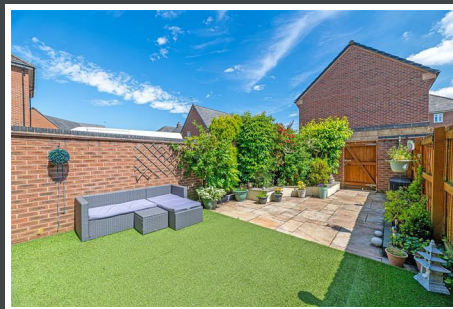




# Bridgeport Mews, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Impressive Property
- Three Bedrooms
- Two Reception Rooms
- Stunning Garden
- Neutral Decor
- Great Location
- Family Home
- Beautiful Kitchen
- Garage
- Ample Storage

## DESCRIPTION

A fantastic semi-detached home located in the sought-after area of Chapelford. This delightful property boasts two reception rooms, a modern kitchen as well as three bedrooms spread across three storeys, there is ample space for everyone to enjoy. Boasting a beautiful garden, this family home is sure to impress, and viewings come highly recommended.

Entry into the home is via the welcoming hallway which provides access to all areas of this property. There is a large bay fronted family room to the front which has the versatility to become a fourth bedroom, while the impressive kitchen/diner enjoys views of the garden through the bi-folding doors. This space is home to a handy breakfast bar perfect for quick meals or casual dining. Whether you're starting your day with a hearty breakfast or winding down with a glass of wine in the evening, this feature adds a touch of convenience to your lifestyle. On the first floor there is a spacious lounge celebrating a balcony which is perfect for summer evenings as well as bedroom three and a family bathroom. To the second floor, there are a further two generous bedrooms with bedroom one benefiting from fitted wardrobes and a convenient En-suite bathroom.

Don't miss the opportunity to make this property your family home. With its spacious layout, convenient amenities, and charming features, Bridgeport Mews is ready to welcome you with open arms. Book a viewing today and step into your future in this wonderful abode.

**\*\* LEASE DETAILS ARE BEING CLARIFIED\*\***



## GARDEN

The beautiful garden provides a tranquil escape from the hustle and bustle of everyday life, ideal for enjoying a cup of tea on a sunny afternoon. The space is complete with beautiful Indian sand stone flags as well as artificial grass which creates the perfect, low maintenance garden. The home also benefits from an allocated parking space as well as a garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.33m x 5.54m Kitchen/Dining Room
- 5.14m x 4.49m Family Room/Bedroom Four
- 2.08m x 1.00m WC

### FIRST FLOOR

- Landing
- 4.33m x 3.30m Lounge
- 4.33m x 3.26m Bedroom Three
- 2.08m x 2.12m Bathroom

### SECOND FLOOR

- 4.33m x 3.30m Bedroom One
- 1.37m x 2.21m En Suite
- 4.33m x 2.61m Bedroom Two
- 5.40m x 2.91m Garage



## SERVICES

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

## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is 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 highly 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

- Sainsburys Chapelford 10 minute walk
  - Great Sankey Neighbourhood Hub 1 mile walk
  - Gemini Retail Park 2 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 22 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## 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. These items may be available under separate negotiation.



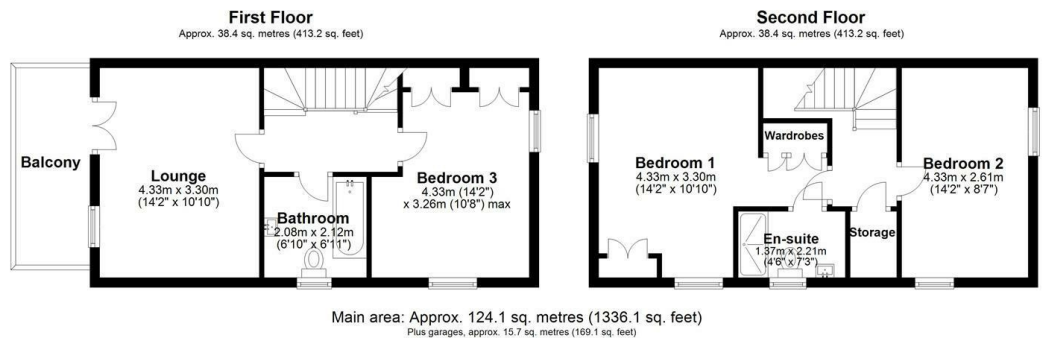
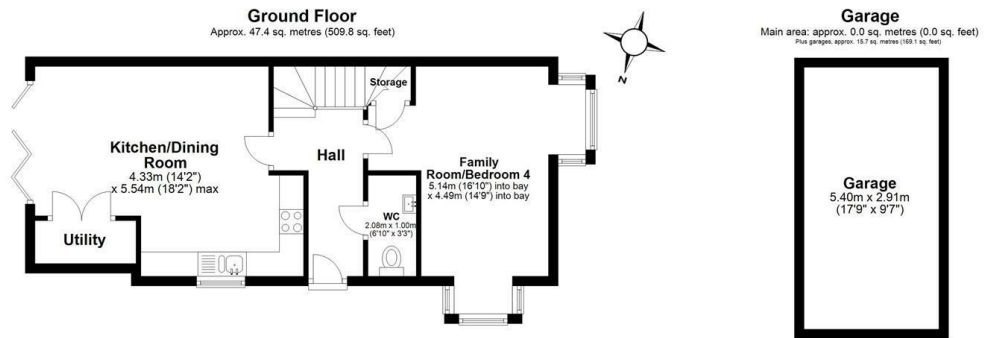


## IMPORTANT NOTICE

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	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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