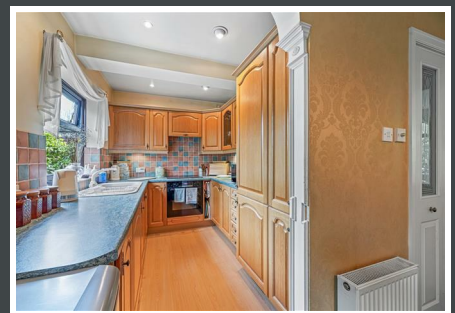




Malpas Drive, Great Sankey Warrington, Cheshire



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HIGHLIGHTS

- Semi-Detached Home
- Two Bedrooms
- Garage
- Driveway Parking
- Beautiful Garden
- Freehold Title
- Two Reception Rooms
- Gated Driveway
- Fantastic Location
- Near To Schools

INTERNAL

Step inside to discover a welcoming entrance hall leading to a bright and spacious living room with classic features and an elegant fireplace. The well-appointed kitchen/dining room provides ample space for cooking and entertaining, with views overlooking the picturesque rear garden. Upstairs, you'll find two bedrooms, each filled with natural light and bedroom one showcasing a large bay window and fitted wardrobes and shower room. Completing the property is the good-sized family bathroom. Located close to schools, local amenities, and transport links, this delightful home is ready to welcome its next owners.

GARDEN

The real showstopper is the beautifully maintained garden, perfect for relaxation, play, and alfresco dining. The gated driveway entry ensures security and maintains privacy to the front of the property. There is also access into the integral garage which is a versatile space for you to enjoy.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1GB (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 par

GENERAL INFORMATION

Local Authority: Warrington

Council Band: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

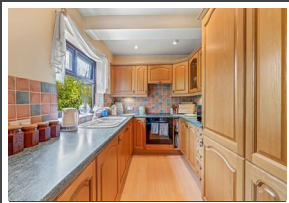
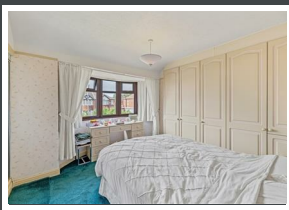
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





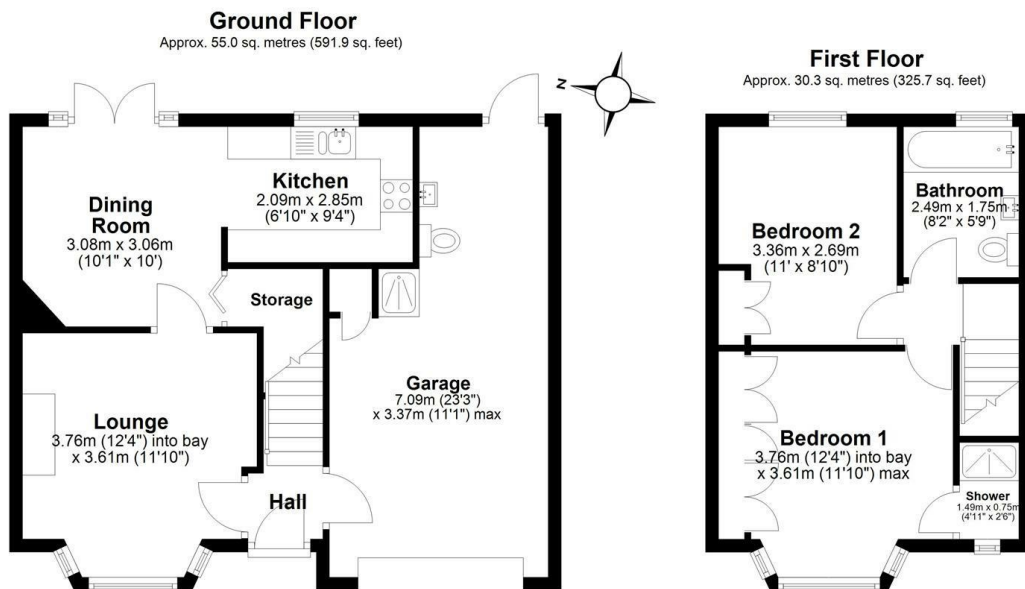


IMPORTANT NOTICE

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.



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Total area: approx. 85.3 sq. metres (917.6 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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