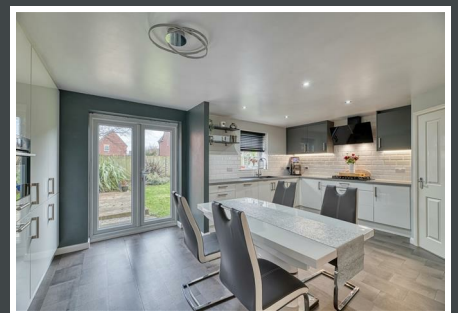




# Ventura Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Four Bedroom Detached
- Modern Interior
- Private Outlook
- Newly Installed Kitchen
- Close To Amenities
- Spacious Throughout
- Low Maintenance Garden
- Close To Schools
- Ample Storage Space
- Driveway Parking

## INTERIOR

Now available to view, we proudly present this exquisite four-bedroom detached home, perfectly blending contemporary design with practical living. Boasting a sleek modern interior, this stunning property features spacious, light-filled reception rooms, ideal for family gatherings and entertaining. At its heart lies a breath taking open-plan kitchen-diner, complete with high-end appliances and picturesque views of the landscaped rear garden. Thoughtfully designed, the ground floor also includes a generous utility room, WC, and ample storage solutions throughout. Upstairs, four well-proportioned bedrooms offer flexible living, with the master suite benefiting from a luxurious En-suite and elegant fitted wardrobes. The remaining bedrooms provide serene retreats for family members or versatile spaces for home working. A beautifully appointed family bathroom completes the upper floor. Combining style, space, and functionality, this exceptional home is a must-see for modern family living.

## GARDEN

To the rear of the property you will find a generous garden boasting lush greenery offering ample space for relaxation and play. Enclosed by fencing, it provides a private outdoor area for all of the family to enjoy. Parking can be found to the side of the property via the driveway.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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:** E

**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.



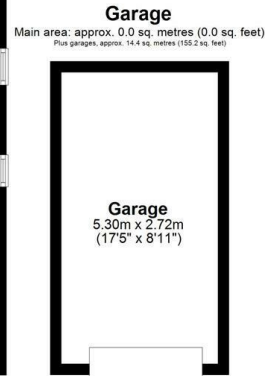
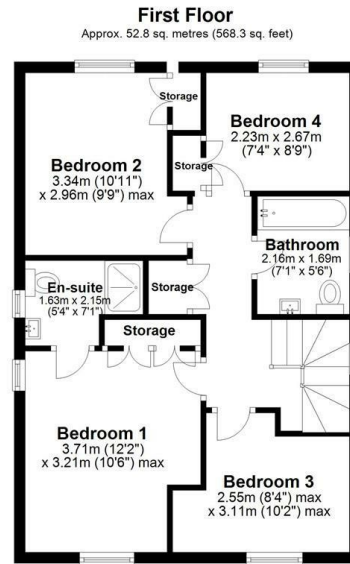
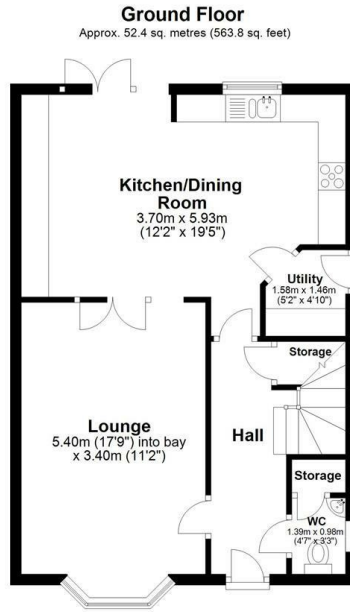
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





## 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.



Main area: Approx. 105.2 sq. metres (1132.1 sq. feet)  
Plus garages, approx. 14.4 sq. metres (155.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</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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