



Minnesota Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Home
- Five Bedrooms
- Integrated Appliances
- Modern Interior
- Transport Links
- Corner Plot
- Modern Kitchen
- Ample Storage
- Light and Bright
- Great Location

DESCRIPTION

Nestled on an impressive corner plot, this stunning family home is ideally situated in the highly sought-after Chapelford area. Featuring five bedrooms, two reception rooms, and the added luxury of a double garage, this home is a true gem. Located within walking distance of excellent transport links and top-rated local schools, it is not to be missed.

Entering this double-fronted residence through a welcoming hallway, you are guided to all areas of the ground floor. The spacious lounge, enhanced with patio doors and a charming bay window, floods the space with natural light. An additional reception room, currently serving as a playroom, offers versatile potential to become an office or dining room. Continuing the natural flow, the kitchen and dining area at the rear of the property boasts integrated appliances and elegant granite worktops—perfect for busy family life. The ground floor also includes a separate utility space, WC, and ample storage.

Ascending to the first floor, you are greeted with three bedrooms and a well-appointed three-piece family bathroom. The second floor houses two more bedrooms, along with a separate bathroom. The first bedroom features a luxurious En-suite bathroom, providing a perfect retreat.

GARDEN

This home is set on a generously-sized plot with a south-facing garden that enjoys sunlight all day long. The garden, primarily laid to lawn, can be accessed through patio doors from both the kitchen and lounge, making it an ideal outdoor space for entertaining family and friends during summer evenings. At the front, there is a driveway that can accommodate multiple cars, along with a double garage.



SUMMARY OF ACCOMMODATION

- GROUND FLOOR**
- Entrance Hall
 - 6.57m x 3.55m Lounge
 - 3.07m x 3.01m Dining Room
 - 4.07m x 5.10m Kitchen/Dining Room
 - 1.52m x 1.92m Utility Room
 - 1.52m x 0.99m WC

- 5.42m x 5.34m Double Garage

- FIRST FLOOR**
- Landing
 - 6.57m x 3.55m Bedroom One
 - 2.55m x 1.37m En-suite
 - 3.40m x 3.01m Bedroom Two
 - 3.07m x 3.01m Bedroom Three
 - 1.78m x 2.17m Bathroom

- SECOND FLOOR**
- 4.31m x 3.57m Bedroom Four
 - 2.55m x 3.55m Bedroom Five
 - 1.49m x 2.57m En Suite

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 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

- Warrington West Train Station 5 minute walk
- Gemini Retail Park 2 mile walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 22 miles via M62
- Manchester Airport 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: F
Tenure: Leasehold
(Property tenure to be confirmed by solicitors)

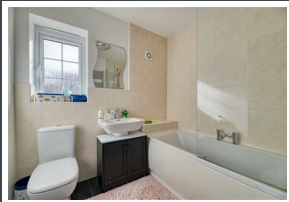
Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





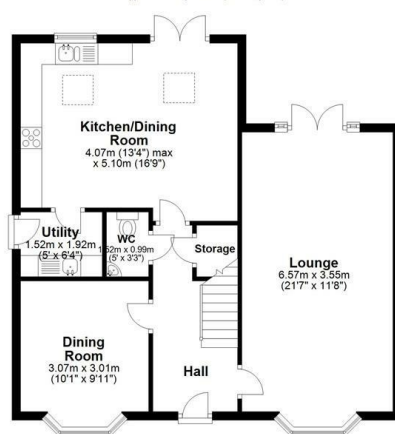




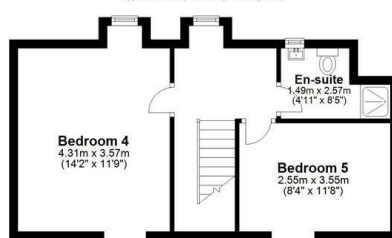
IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.

Ground Floor
Approx. 68.2 sq. metres (734.5 sq. feet)

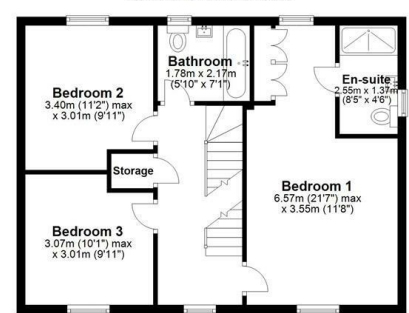


Second Floor
Approx. 38.3 sq. metres (412.5 sq. feet)



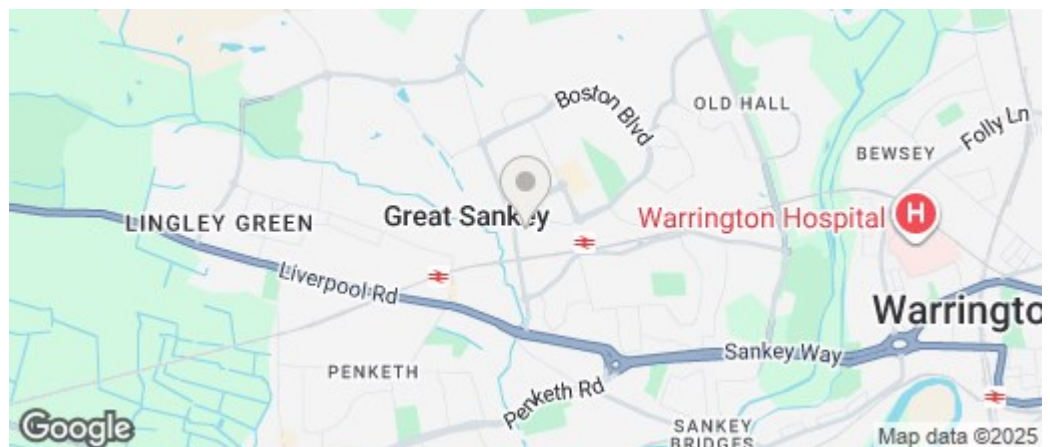
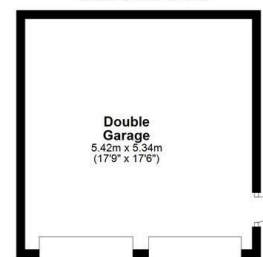
Main area: Approx. 164.1 sq. metres (1765.9 sq. feet)
Plus garages, approx. 28.9 sq. metres (311.5 sq. feet)

First Floor
Approx. 57.5 sq. metres (618.8 sq. feet)



Double Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 28.9 sq. metres (311.5 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		

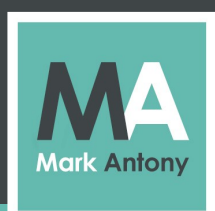
VIEWING ARRANGEMENTS

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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