



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)



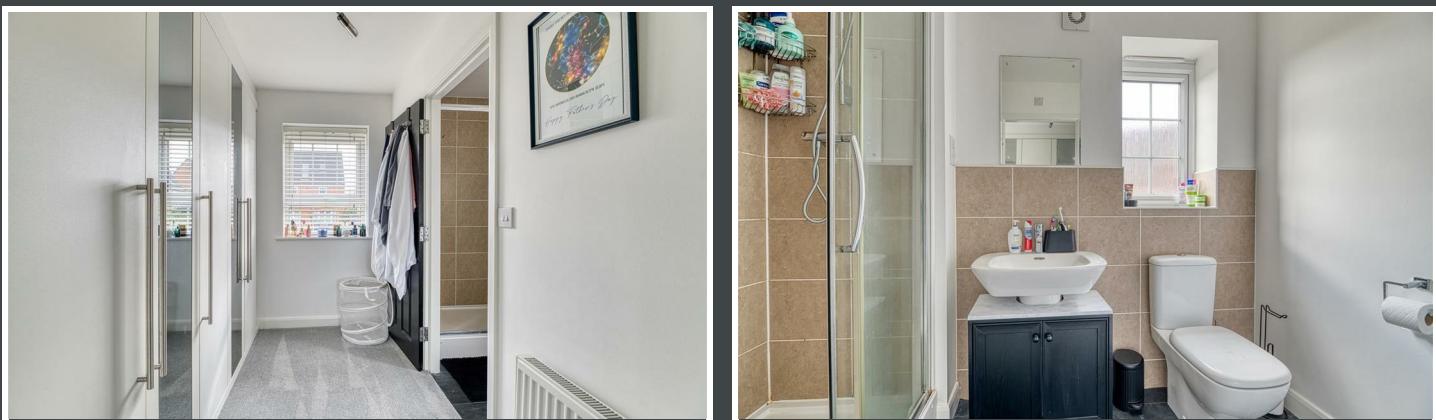
GENERAL INFORMATION

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.



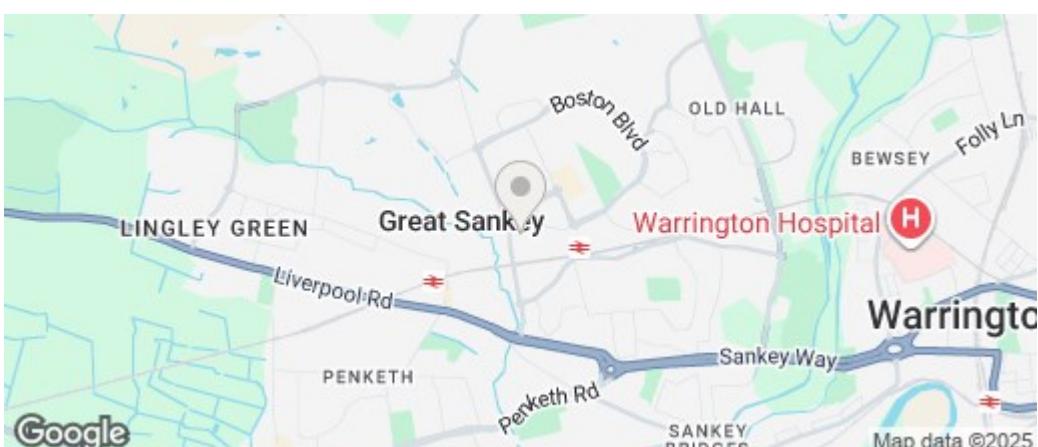
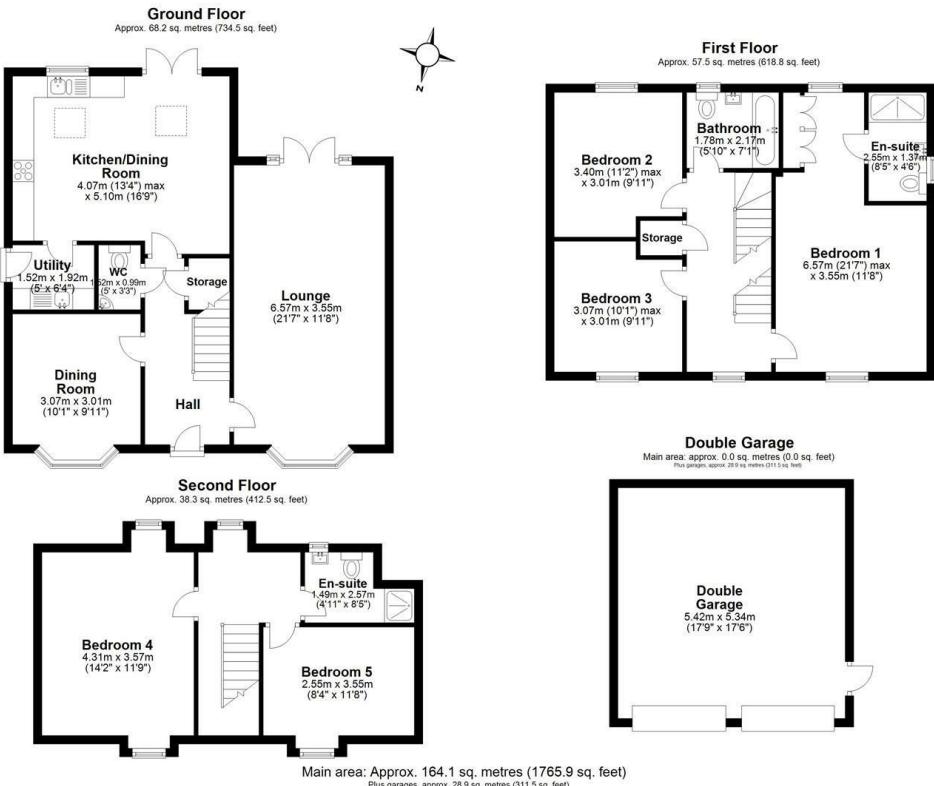






IMPORTANT NOTICE

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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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