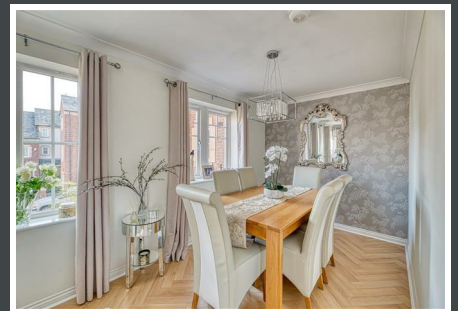




Bainbridge Crescent, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Storey Living
- Sought-After Location
- Three Bedrooms
- Ample Living Space
- Garage and Parking
- Close To Amenities
- Near To Schools
- Versatile Rooms
- Integrated Appliances
- Move In Ready!

INTERIORS

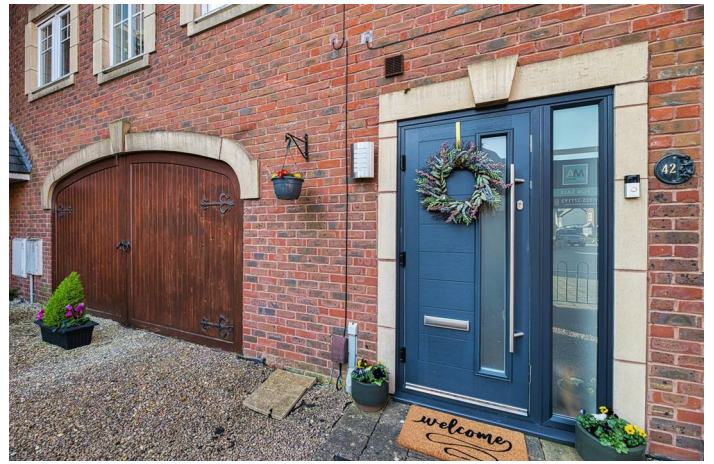
We proudly welcome this stunning three-story modern home to the market! Offering the perfect blend of luxury and functionality, this home offers sleek design and a move-in ready feel throughout. As you arrive at the property you will be captivated by the charming exterior this home has to offer. Entry to the property leads through the hallway to a versatile study, ideal as a home office or playroom, with a large garage and convenient WC nearby. As you ascend the staircase to the first floor, you're welcomed into a stunning open-concept living and dining area, bathed in natural light that enhances the warmth and charm of the home. This inviting space is perfect for both family relaxation and entertaining. Adjacent to the lounge, the sleek modern kitchen boasts high-end integrated appliances and offers an elevated view of the lush rear garden. The first floor concludes with a convenient WC. As you ascend the final staircase, you will be greeted by three bedrooms and two bathrooms. The lavish master bedroom features floor to ceiling windows and boasts a walk-in wardrobe and a luxury three piece En-suite bathroom. The two additional bedrooms offer a private retreat providing a relaxing environment for family or guests - the two bedrooms feature built-in wardrobes and share a modern family bathroom. Located close to local amenities, shops and schools this property is the perfect residence for a family to reside.

GARDEN

To the rear of the property you will find a serene low-maintenance garden that offers the perfect spot for relaxation, while tall fencing and lush greenery provide privacy, creating a tranquil outdoor retreat with minimal upkeep.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



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: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

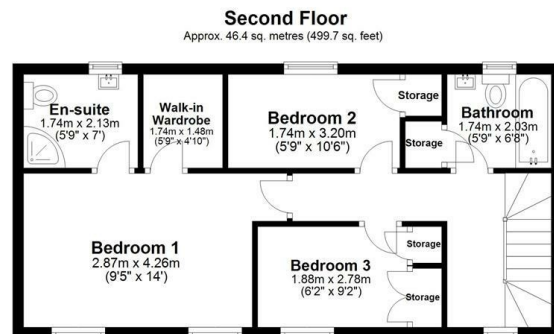
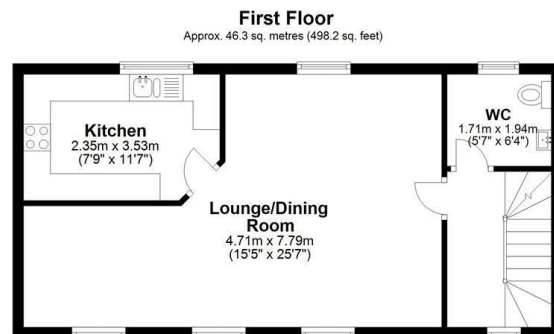
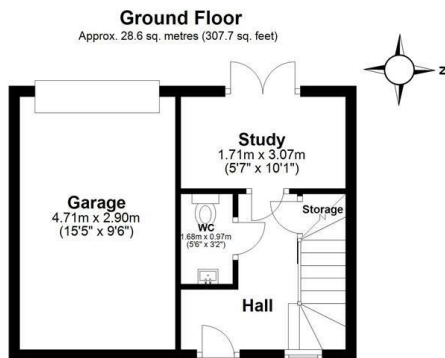
Items may be available under separate negotiation.



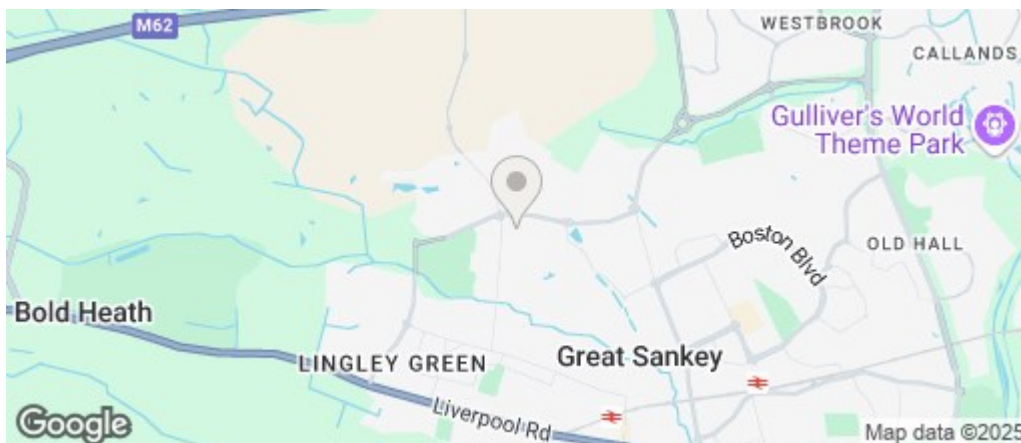


IMPORTANT NOTICE

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.



Total area: approx. 121.3 sq. metres (1305.6 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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