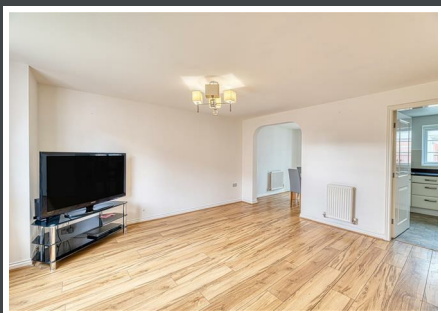




# Dallas Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Large Conservatory
- Freehold Title
- Large Garden
- Close To Amenities
- Detached Family Home
- Driveway Parking
- No Onward Chain
- Ample Storage
- Close To Schools

## INTERIOR

Upon entering this delightful home, you're welcomed by a bright and inviting hallway that leads into a spacious lounge, an ideal spot to relax and unwind after a long day. This family area is enhanced by a large window, allowing natural light to fill the space bringing further warmth and charm. The dining room is perfectly positioned adjacent to the kitchen and seamlessly flows into the generously sized conservatory which is an extension of the living area, providing a perfect retreat to enjoy all year-round with stunning views of the garden. The well-appointed kitchen with ample worktop space is ideal for busy families and leads to a convenient utility room and a downstairs WC.

Upstairs, you'll find four generously-sized bedrooms and a family bathroom. The master suite boasts an En-suite and built-in storage, while each bedroom offers a warm and comfortable setting for every family member.

\*BEDROOM ONE AND EN-SUITE PHOTOS TO FOLLOW\*

## GARDEN

This property features an expansive and inviting rear garden, an ideal outdoor space for soaking up the summer sun and partaking in various outdoor activities. This property also benefits from an integral garage and ample driveway parking.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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:** E

**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.

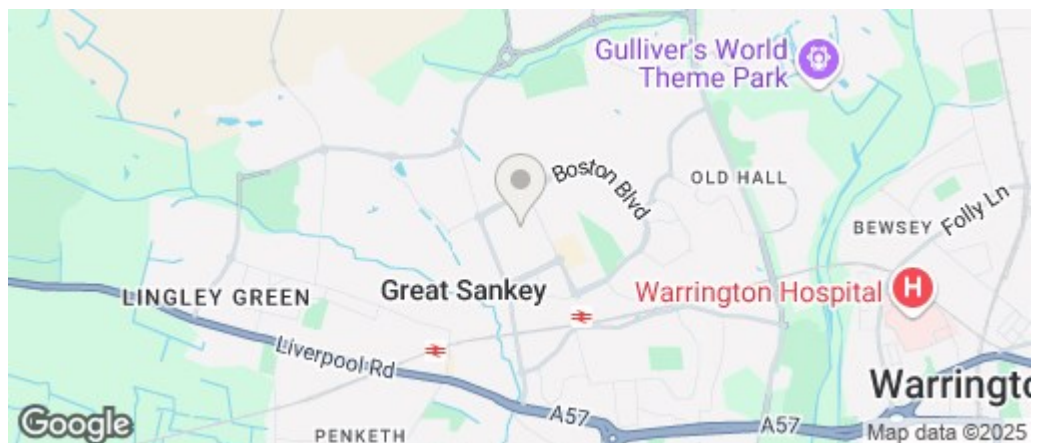
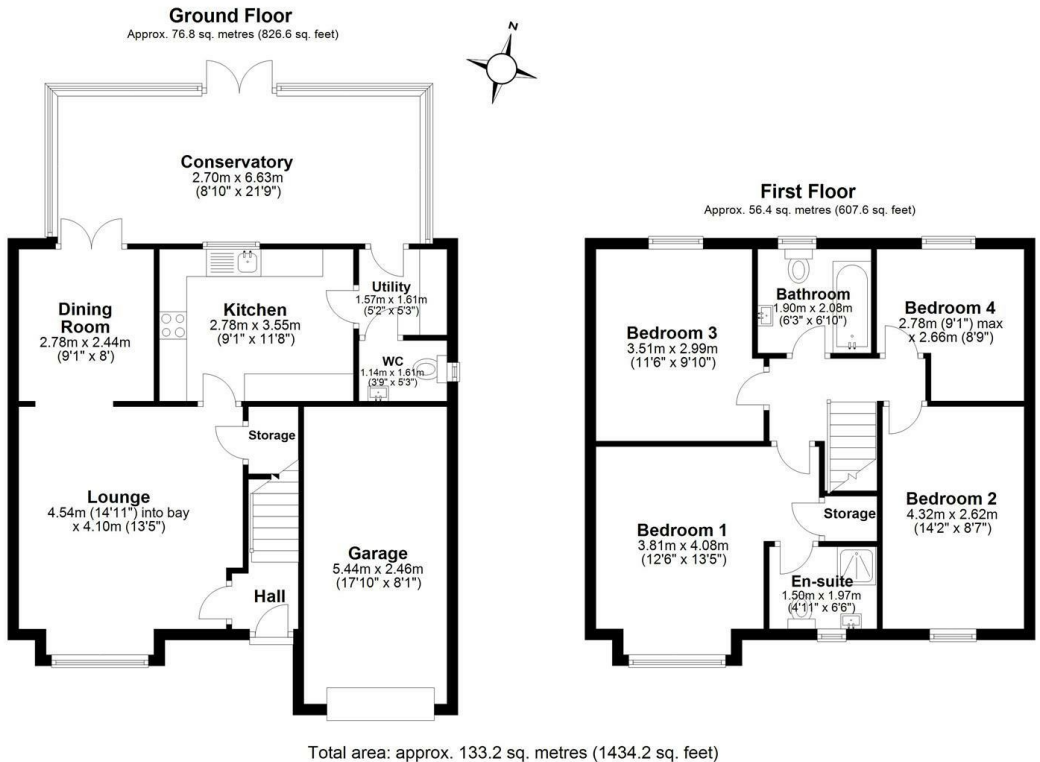






## IMPORTANT NOTICE

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.



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