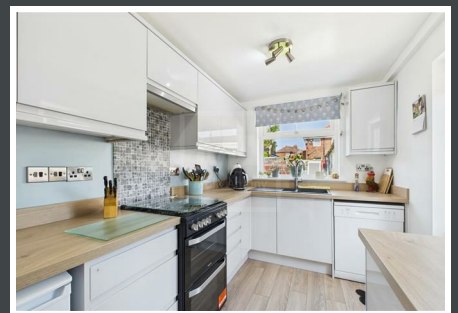




Liverpool Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Great Location
- Family Home
- Freehold
- First Time Buyers
- Three Bedrooms
- Gorgeous Garden
- Driveway Parking
- Modern Decor
- Close to Local Schools

INTERIOR

Welcome to this inviting three-bedroom home! As you enter, you're greeted by a cosy lounge, perfect for relaxing with family or entertaining guests. The lounge seamlessly flows into the open-plan dining room, creating a spacious and airy atmosphere ideal for meals and gatherings. The modern and newly installed kitchen, equipped with state-of-the-art appliances and ample counter space, is a chef's dream, making cooking a delight.

Moving through the home, you'll find three well-appointed bedrooms, each offering comfort and tranquillity. The third bedroom has the versatility and could be used for an home office.

The home also includes a family bathroom with contemporary fixtures and fittings, ensuring convenience for all residents. Storage solutions are thoughtfully integrated throughout the property, maximizing space and functionality. This home combines modern living with comfort and style, making it perfect for families seeking a harmonious living environment.

GARDEN

This recently renovated garden offers a peaceful and tranquil retreat with lush greenery, vibrant flowers, and a serene seating area perfect for relaxation. The new driveway, crafted with high-quality materials, enhances the property's curb appeal and provides ample parking space. Together, they create a harmonious outdoor environment that complements the home's modern aesthetic, making it an ideal sanctuary for unwinding and enjoying nature.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin)



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: B

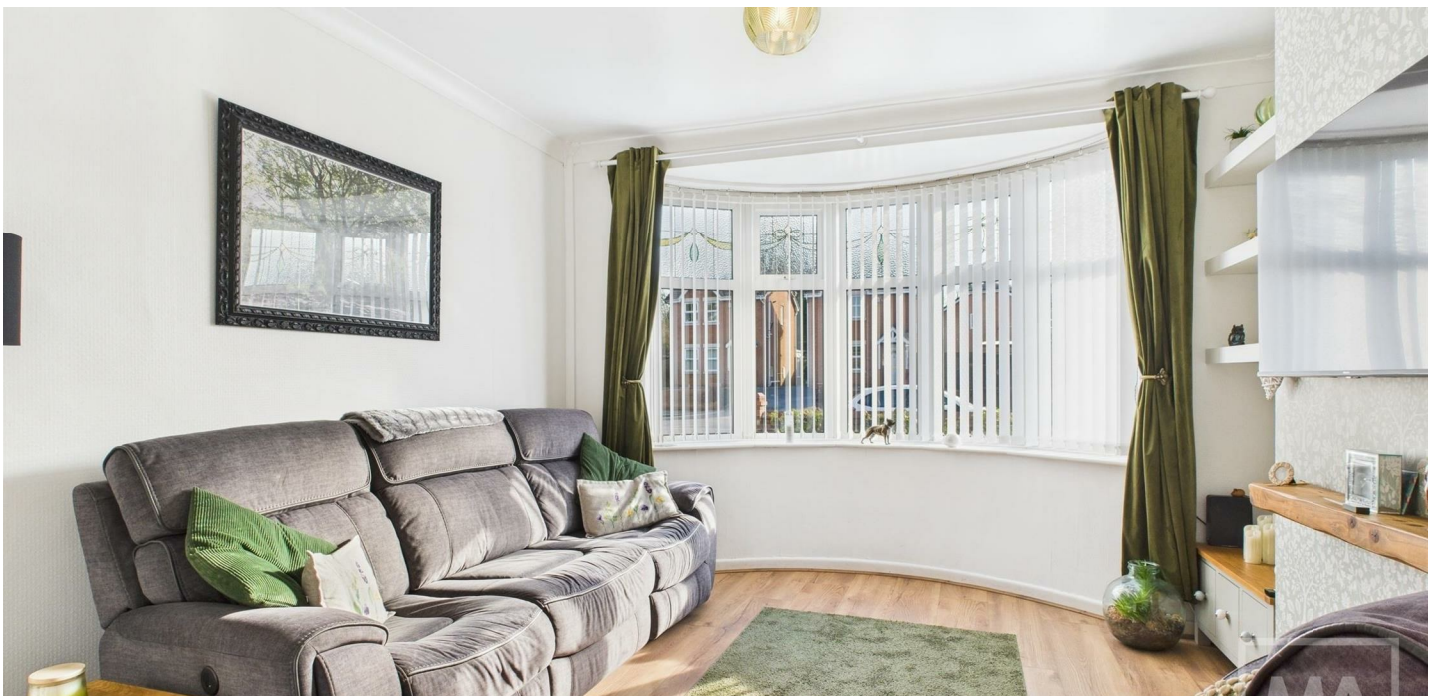
Tenure: Freehold

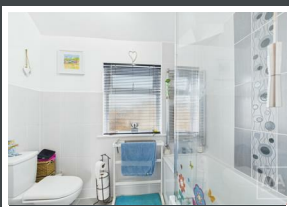
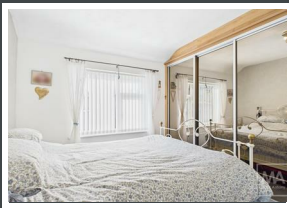
(Property tenure to be confirmed by solicitors)

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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
829.04 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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