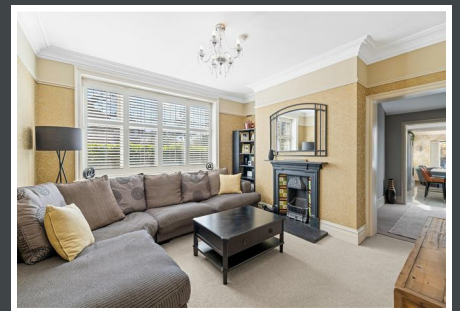
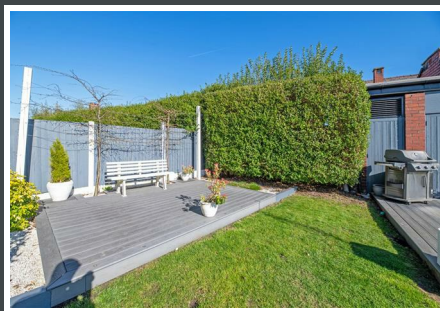
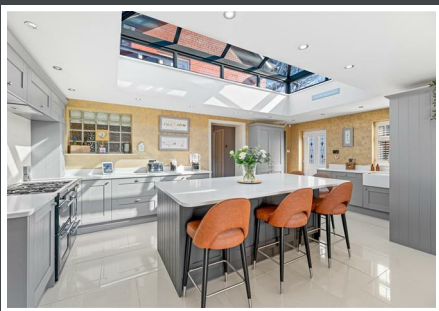




Liverpool Road, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Iconic Home
 - High Specification
 - Stunning Décor
 - Close to Local Schools
 - Ample Living Space
- Open Plan
 - Four Bedrooms
 - Driveway Parking
 - South Facing Garden
 - Over 2200 Sq Ft



INTERIOR

The Old Police Station, once a symbol of community service and local heritage, has been transformed into a modern family home that effortlessly merges historical charm with contemporary design. This iconic property stands as a landmark in the area, admired for its harmonious blend of preserved architectural character and sleek, modern upgrades.

Inside, the home showcases high-end finishes and exceptional craftsmanship, with luxurious features designed for both comfort and style. Its thoughtfully designed layout includes spacious living accommodation and multiple reception rooms, catering to relaxation, family gatherings, and entertaining. Bi-folding doors in the family room create a seamless connection to the outdoors, flooding the entire ground floor with natural light. The kitchen is a true showstopper featuring a centre island, perfectly positioned under a stunning lantern glass roof. A modern sophistication and offering the ideal environment for indoor-outdoor living. The ground floor also boasts a master bedroom with a well-appointed En-suite, a snug, a versatile gym or home office space, and additional storage areas for practicality.

On the first floor, you'll find three beautifully presented bedrooms and an elegant family bathroom, thoughtfully equipped to meet the needs of modern living.

This unique property strikes a perfect balance between its storied past and the comforts of contemporary living. It serves as both a sanctuary for its residents and a cherished presence in the local community—a stunning example of how history and innovation can coexist.



GARDEN

Flowing seamlessly from the family room, this south-facing garden offers an idyllic setting for cherished family gatherings or tranquil moments with a coffee under the sun. With its harmonious combination of lush grass and a spacious patio, it provides something for everyone to enjoy. Additionally, the property boasts ample driveway parking, accommodating multiple vehicles with ease.

Property is offered with a Leasehold tenure, whilst benefitting from a Freehold garden

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.89m x 3.92m Lounge
- 3.40m x 3.94m Office/Gym
- 3.86m x 3.94m Snug
- 2.41m x 2.54m Inner Hall
- 2.41m x 1.44m WC
- 3.59m x 6.16m Kitchen/Dining Room
- 3.94m x 5.17m Family Room
- 3.88m x 4.07m Bedroom One
- 1.72m x 2.38m En-suite
- 1.44m x 1.96m Walk In Wardrobe
- 2.70m x 2.38m Utility
- 3.06m x 2.15m Storage

FIRST FLOOR

- Landing
- 3.75m x 3.92m Bedroom Two
- 3.93m x 3.07m Bedroom Three
- 3.44m x 3.08m Bedroom Four
- 2.38m x 2.41m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1Gb (Via Virgin)

LOCATION - GREAT SANKEY

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.

DISTANCES

- Penketh High School 0.5 mile walk
- Warrington West Station 10 minute walk
- Great Sankey Neighbourhood Hub 1 mile walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 18 miles via M56
- Manchester City Centre 22 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

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

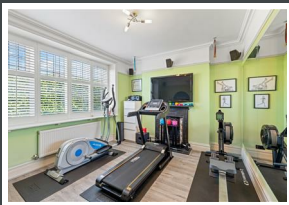
Contents, Fixtures and Fittings

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



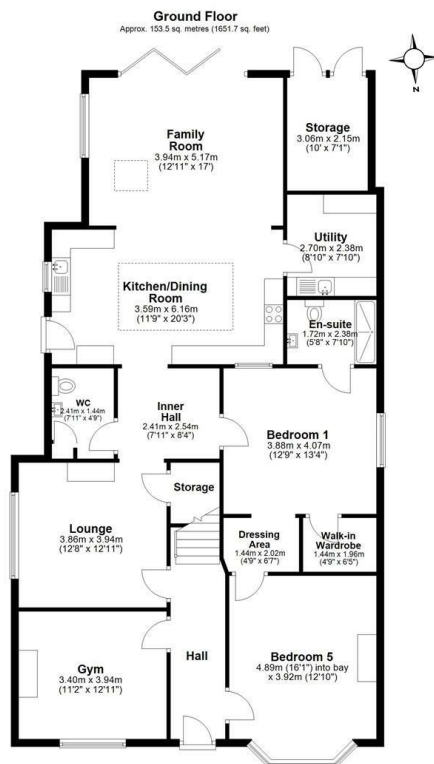




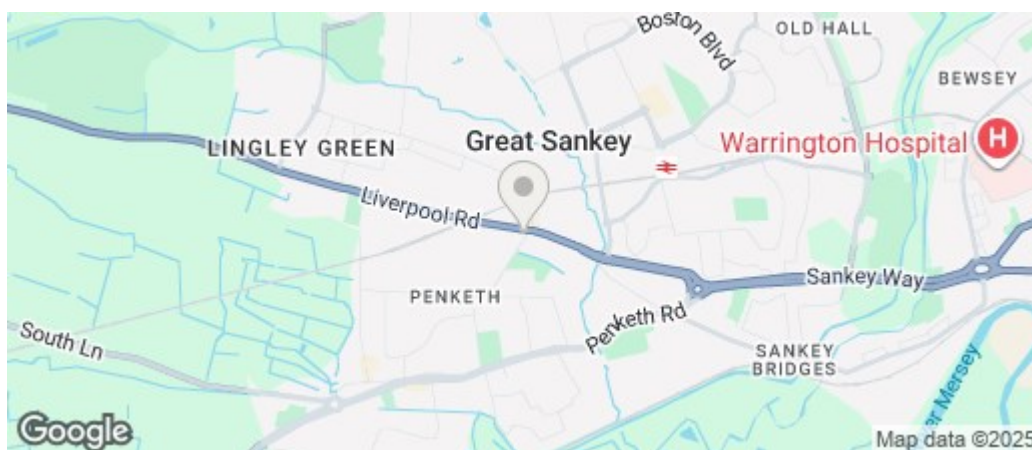


IMPORTANT NOTICE

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.



Total area: approx. 208.3 sq. metres (2242.1 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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