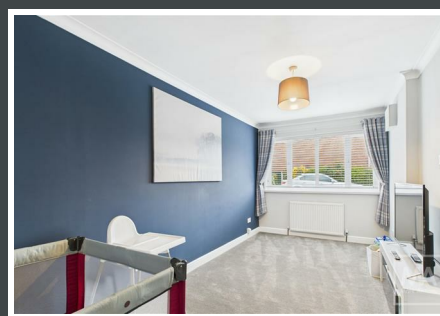




# Fairford Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Freehold Title
- First Time Buyers
- Close to Local Amenities
- Modern & Sleek Kitchen
- Converted Garage
- Two Bathrooms
- Great Location
- Driveway Parking
- Family Home

## INTERIOR

Welcome to this stunning home! Begin your journey in the lounge, a cosy yet contemporary space, perfect for relaxing or entertaining. Its sleek design and inviting atmosphere make it the heart of the home. From here, flow seamlessly into the elegant dining room, an ideal setting for meals and gatherings, combining sophistication with functionality. Adjacent lies the modern kitchen, equipped with polished surfaces and high-end appliances, making it a haven for culinary enthusiasts.

On the ground floor, the converted garage provides versatility, whether as a home office, gym, or additional living area.

Upstairs, discover three stylish bedrooms, each thoughtfully designed. The master bedroom impresses with its generous size and private En suite, offering a luxurious retreat. A well-appointed family bathroom serves the other two bedrooms, completing this home's perfect blend of style and practicality.

## GARDEN

Step outside to a delightful, low-maintenance garden featuring a lovely paved area, perfect for soaking up the sunshine or hosting family gatherings. The artificial lawn adds a practical and stylish touch, creating a space that is ideal for all members of the family to enjoy year-round. To the front of the property, a spacious driveway accommodates multiple vehicles, providing convenience and ease for homeowners and guests alike. This outdoor space truly complements the home's modern appeal and functionality.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (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:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

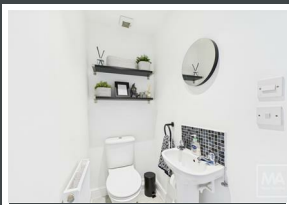
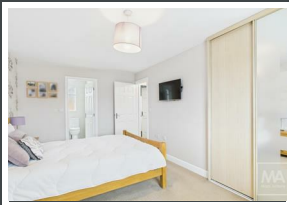
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





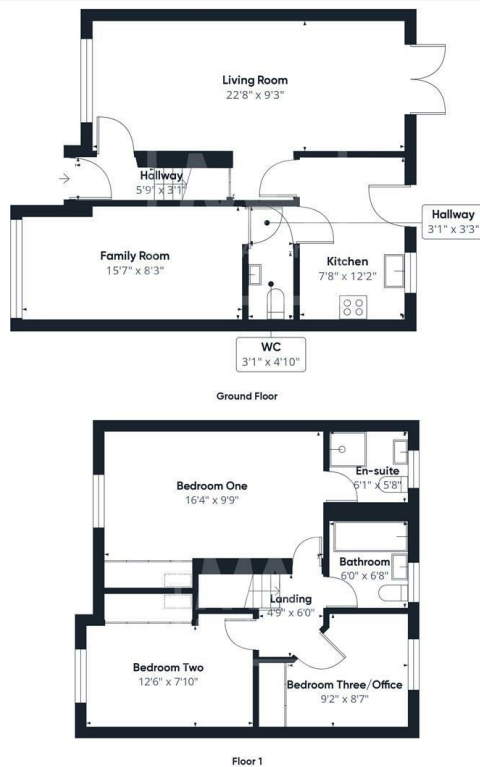


## IMPORTANT NOTICE

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.



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Approximate total area  
979.07 ft<sup>2</sup>  
Reduced headroom  
0.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	80	
(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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