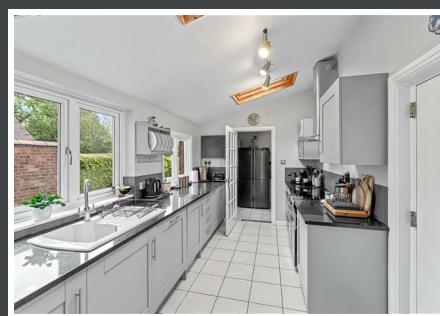




Liverpool Road, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Character Property
- Original Features
- South Facing Garden
- Corner Plot
- Three Reception Rooms
- Three Bedrooms
- Sought-After Location
- Driveway Parking
- Close To Schools
- Low Maintenance Gardens

INTERIOR

Nestled in the sought-after area of Great Sankey, this stunning three-bedroom semi detached character property seamlessly blends unique features with contemporary style. As you enter the property you will be in awe of the timeless charm this house radiates from the moment you enter the reception hall. To the left of the hallway you will find the front lounge, a beautifully spacious, yet inviting room. Abundant natural light pours in through the large bay window, with original stained glass and complemented by the internal window shutters. Further along the large hallway is the family room, with French doors opening out onto tiled steps leading down to the decking area of the private enclosed rear garden. The dining room features a stunning large square bay window, with full length shutters and down lighting, providing a separate area for entertaining. Walking down two stone steps, you enter the modern kitchen, thoroughly designed complete with sleek units, granite work surfaces and integrated appliances and separate utility room. Additionally there is a downstairs recess alcove, cloakroom and storage off the hallway. As you ascend the wide staircase, you will find a large open landing, leading to three double bedrooms, each offering a restful retreat for family and guests. A stylish family bathroom that is finished to a very high standard, concludes this floor. Retaining many classical period features, such as fireplaces, bay windows, stained glass, original internal doors, decorative coving and picture rails, the property has been tastefully updated to suit modern living. With off road parking, excellent local amenities and well regarded schools nearby, this character home awaits its forever family.

GARDEN

To the front, rear and side of the property, you will find spacious gardens. The well-maintained private rear garden also enjoys a southerly aspect, complemented with a charming seating area, perfect for outdoor entertaining and relaxing. Parking can be found to the rear of the property, via the double driveway.

SERVICES

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



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a popular area for families and professionals alike. 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. There is an abundance of local amenities, including shops, pubs, a leisure centre and parks. The Gemini Retail Park, larger supermarkets and an Odeon Luxe is within easy driving distance. Great Sankey is home to scenic walking and running routes with the charming Trans-Pennine walk route within close proximity.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

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.



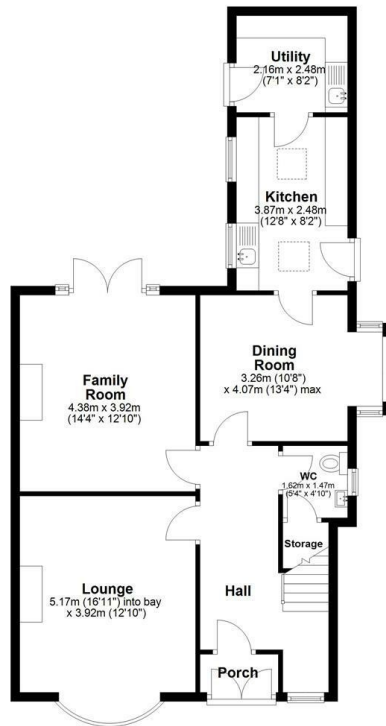




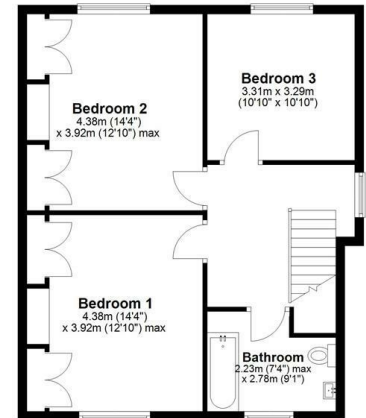
IMPORTANT NOTICE

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.

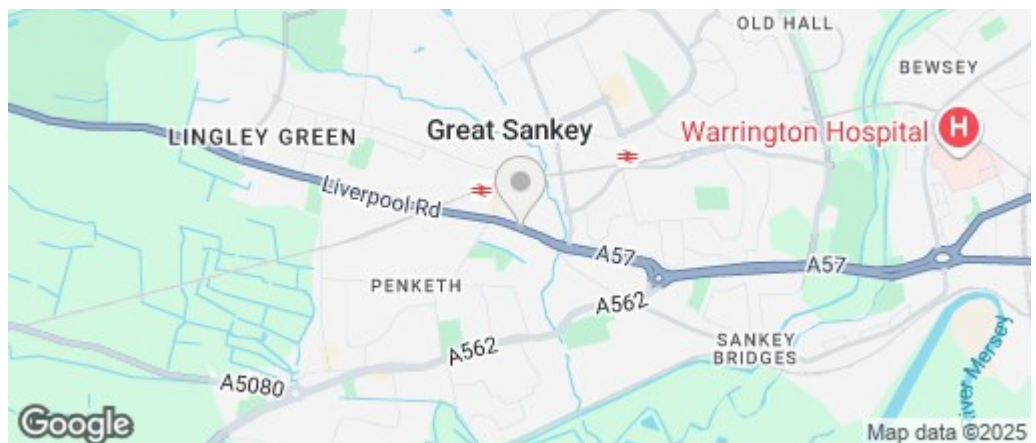
Ground Floor
Approx. 80.3 sq. metres (864.2 sq. feet)




First Floor
Approx. 63.1 sq. metres (679.7 sq. feet)



Total area: approx. 143.4 sq. metres (1543.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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