



Ravensthorpe, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Five Bedrooms
- Ample Living Space
- Fantastic Garden
- Spacious Driveway
- Perfect for Families
- Modern Interior
- Large Plot
- Double Garage
- Excellent Schools

INTERIOR

A detached family home occupying a large corner plot in a quiet residential area. Upon entering you are welcomed into a hallway providing access to a WC and under stairs storage. The large lounge is light and airy with French doors leading onto the garden, providing a warm and inviting space for relaxation. The contemporary kitchen is finished to a sleek, high standard featuring integrated appliances. This area leads to the heart of the home, the expansive family and dining room, also with French doors leading to the garden, making it ideal for everyday living as well as entertaining guests. Completing the downstairs is the convenient utility room and integral double garage.

As you ascend to the first floor, you will find five generously sized bedrooms. The master bedroom boasts an en-Suite and three fitted double wardrobes providing a private retreat. Bedroom two also benefits from an en-Suite and a fitted double wardrobe. The further three bedrooms are all good sizes and share a well-proportioned family bathroom with bath and separate shower.

GARDEN

The garden is a fantastic size with a large lawn and an Indian sandstone patio area. Great for family time and outdoor gatherings. The spacious driveway offers ample parking for multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.8Mb (Via BT)



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: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

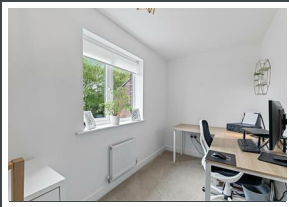
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

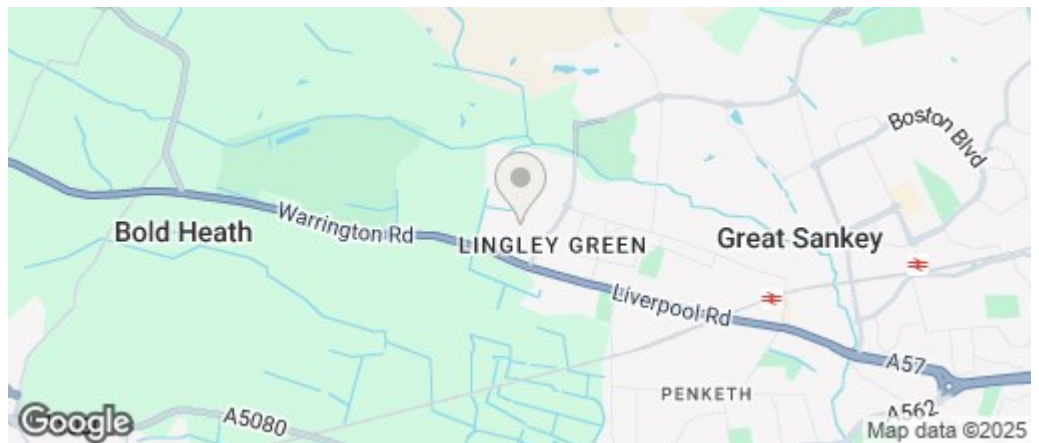
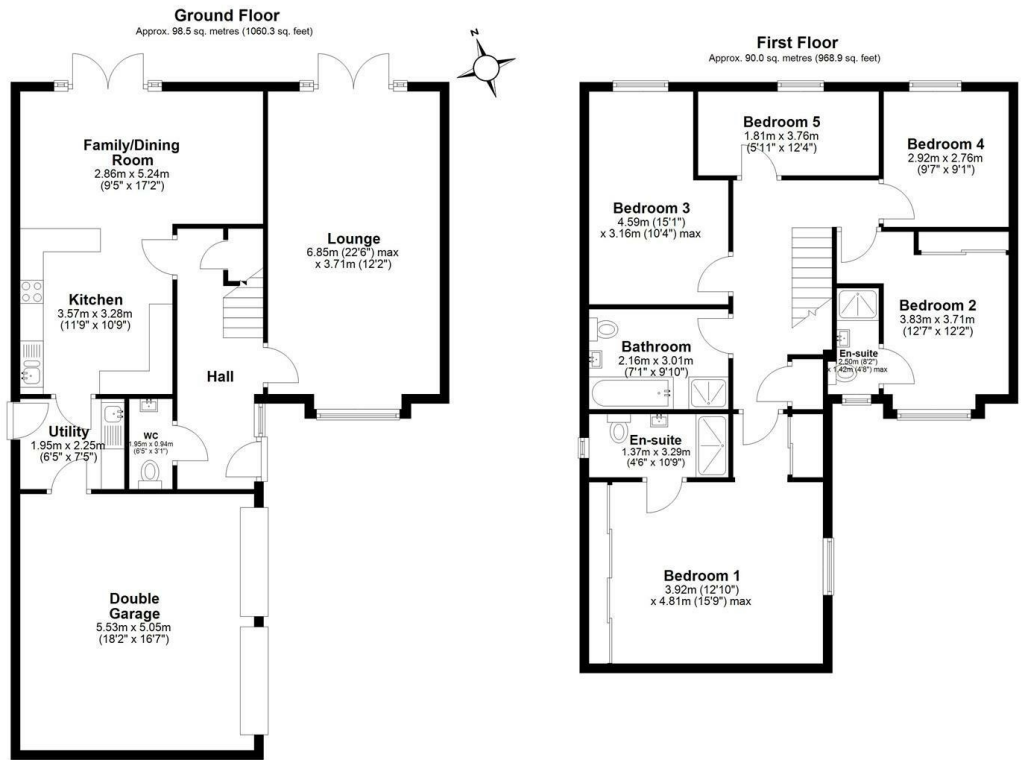






IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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