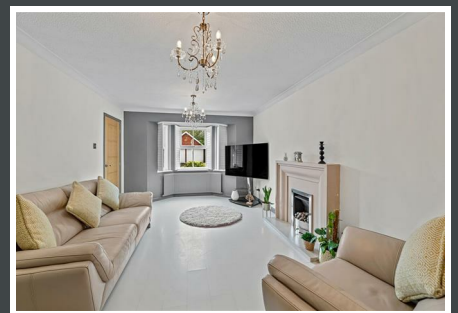
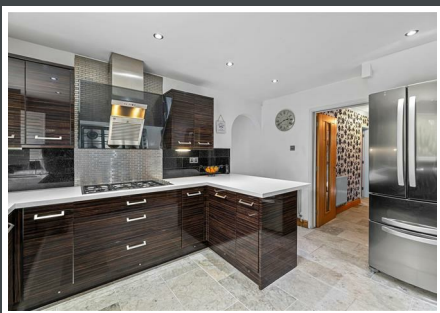




Farmleigh Gardens, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Freehold Title
- Beautifully Modern
- Fantastic Location
- Near To Schools
- Four Double Bedrooms
- No Onward Chain
- Driveway Parking
- Attractive Garden
- Close To Amenities

INTERNAL

Inside, the home is stylish and contemporary, featuring modern upgrades throughout and thoughtfully designed interiors. The hallway provides access to all areas of the home and welcomes you with an attractive staircase featuring a glass balustrade. The stunning lounge is the perfect family room which flows into the adjacent dining room and the beautifully bright conservatory. The addition of the multi-functional reception room offers further versatile family space, ideal as a home office or play room. The modern kitchen is sleek and fully fitted, featuring integrated appliances, ample storage, stylish finishes and is complimented by the utility area and convenient WC.

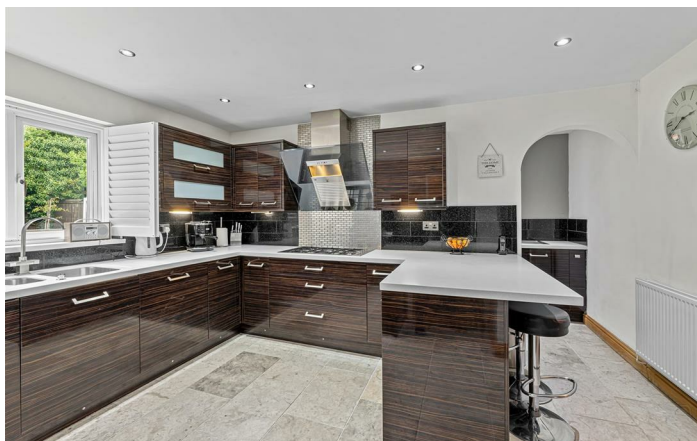
Each of the four double bedrooms are generously sized, with ample natural light and quality finishes throughout. Bedroom one benefits from an En-suite whilst the remaining bedrooms are serviced by the upgraded family bathroom offering modern fixtures and fittings.

GARDEN

Outside, the lovingly and well-maintained garden provides a tranquil space for relaxing or entertaining, making it the perfect extension of the home. An added benefit is the large shed running along the side of the home, offering ample storage. To the front, the home boasts a tidy garden and private driveway providing off-street parking. Located close to excellent schools and local amenities, this is a rare opportunity to own a stunning home in an exceptional location.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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

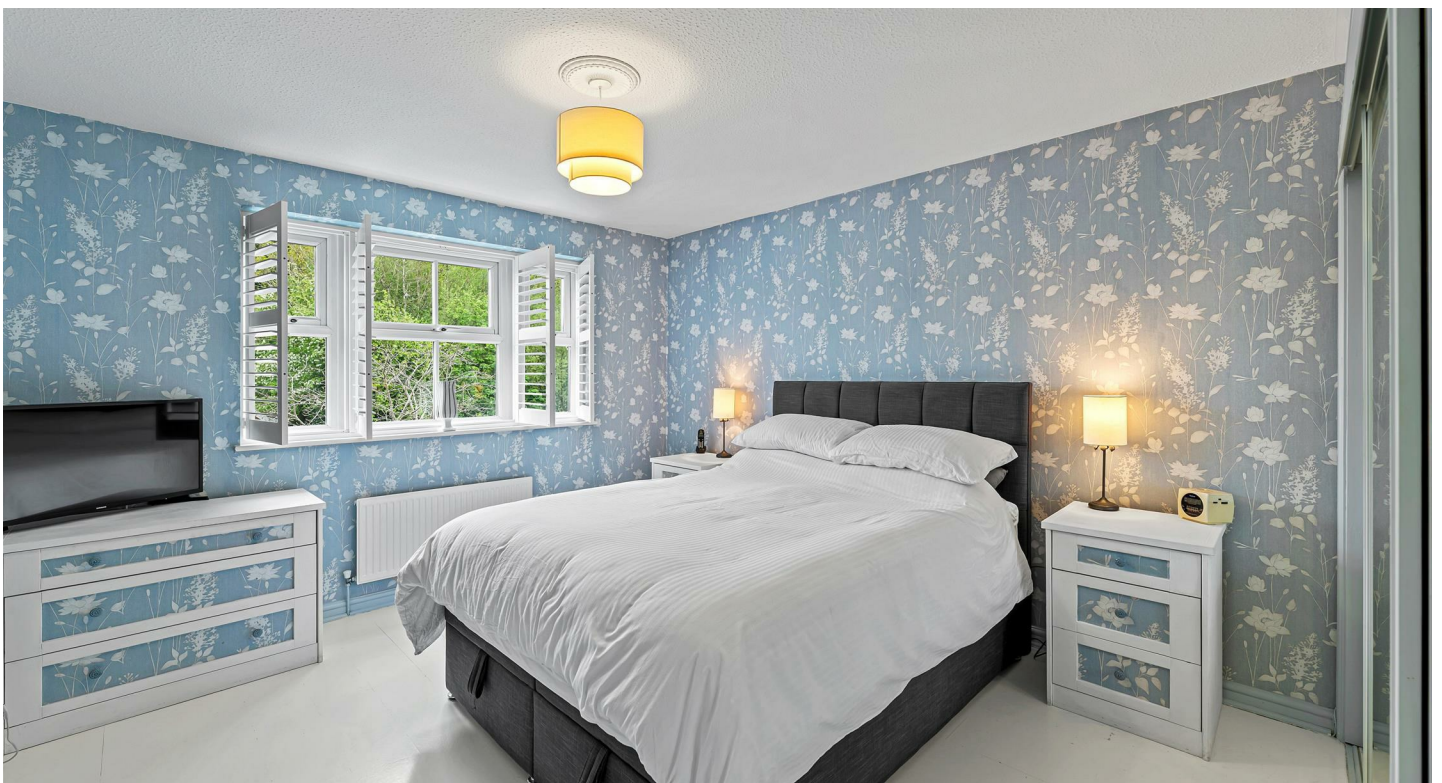
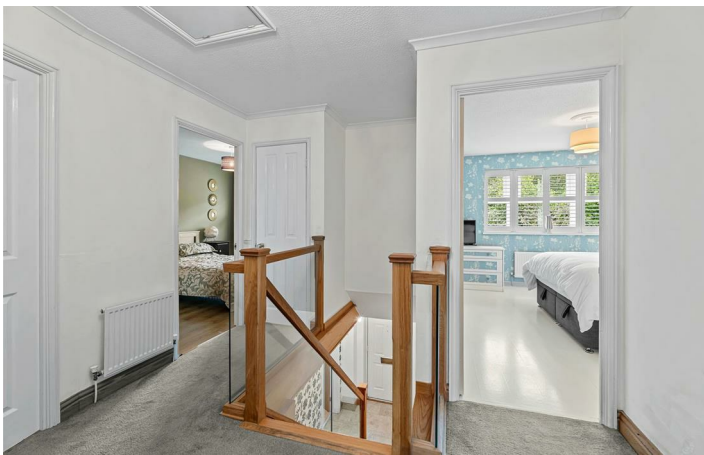
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



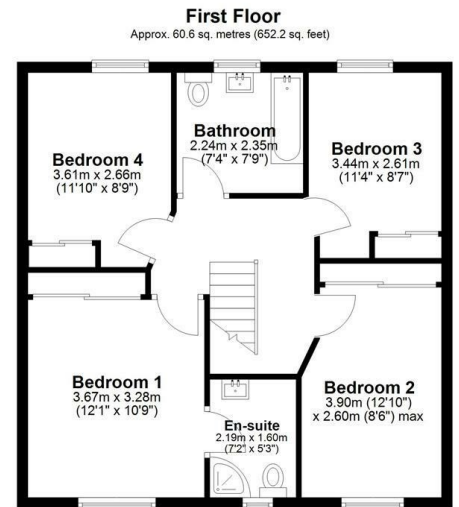
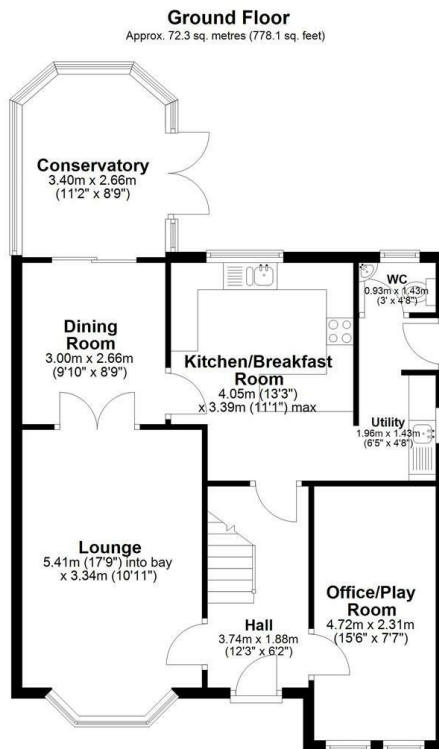


IMPORTANT NOTICE

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.



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Total area: approx. 132.9 sq. metres (1430.4 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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