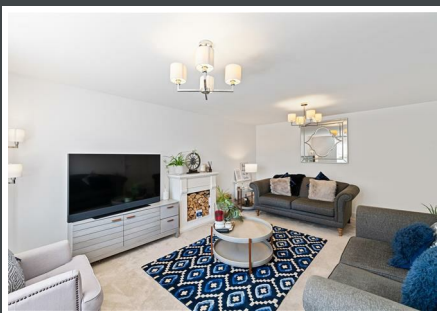




Blue Lake Gardens, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Deatched Home
- Four Bedrooms
- Open Living Space
- Beautiful Garden
- Driveway Parking
- Perfect for Families
- No Onward Chain
- Three Reception Rooms
- Garage
- Convenient Location

INTERIOR

Upon entering, you are greeted by a spacious lounge, benefiting from a beautiful bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning modern kitchen and dining area, thoughtfully designed with integrated appliances and elegant patio doors that seamlessly connect the indoor space to the beautifully landscaped garden. The kitchen also features underfloor heating, ensuring a cosy environment during the winter months. The utility room and convenient WC add to the practicality of the home, while a versatile study space offers the perfect setting for a home office or additional living area.

Home to the first floor, you will find four well-proportioned bedrooms which all boast built-in wardrobes. The master bedroom benefits from an en-suite bathroom, providing a private retreat, while a family bathroom serves the remaining bedrooms.

GARDEN

Leading from the kitchen the property features a stunning private rear garden. The garden celebrates a fantastic patio area, making this the perfect space for family gatherings in the warm summer months. To the front, there is a driveway suitable for multiple cars and has the added benefit of a garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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: E

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

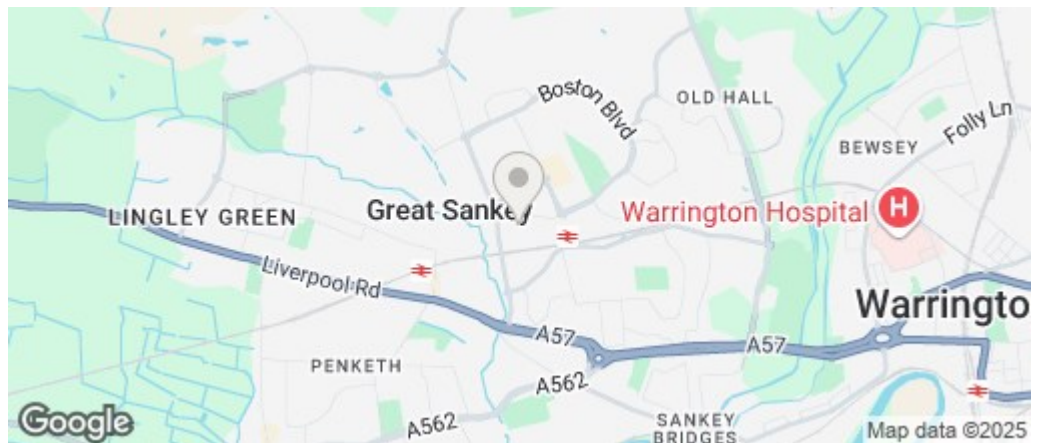
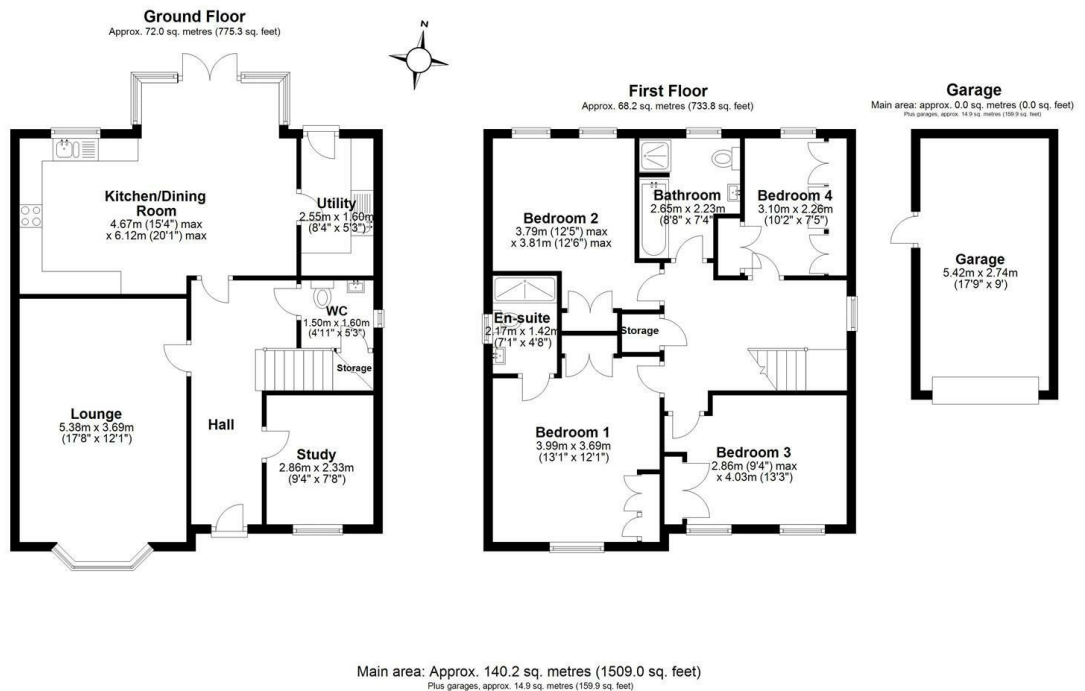






IMPORTANT NOTICE

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		
(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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