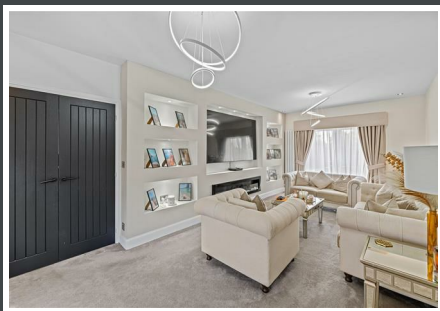




Lakenheath Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Double Bedrooms
- Corner Plot
- Modern Decor Throughout
- Ready To Move Into
- Family Home
- Low Maintenance Garden
- Driveway Parking
- Close To Amenities
- Three Bathrooms
- Sought-After Location

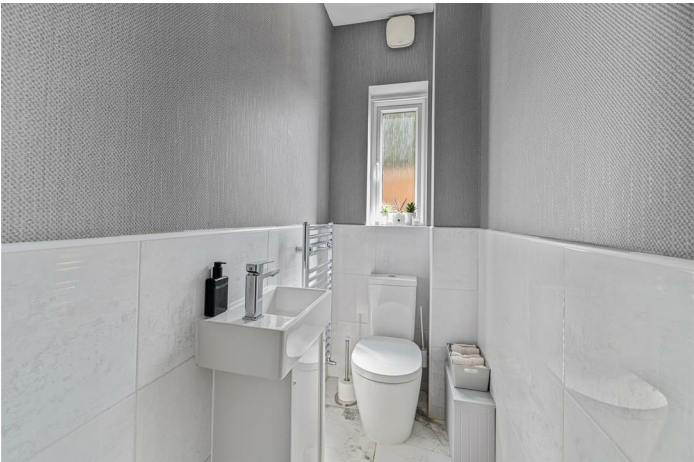
DESCRIPTION

Nestled on a generous corner plot, this stunning five-bedroom detached home offers the perfect blend of modern style and spacious family living. Impeccably presented, the property boasts a contemporary décor scheme with high-quality finishes throughout. The ground floor features a stylish open-plan kitchen and dining area with charming bifold doors providing undisturbed views of the rear garden. A generously sized lounge graces the front of the home, showcasing neutral décor and a statement media wall and fireplace, adding both character and comfort. The ground floor also features a versatile snug area—ideal as a children's playroom or a cosy retreat—alongside a convenient utility room and a separate WC. Completing the layout is a dedicated work-from-home zone, currently configured as two salons and a private studio, offering excellent flexibility for professional or creative use.

As you make your way to the first floor you will find a striking glass staircase as the central showpiece. The spacious layout includes two luxurious En-suite bedrooms, perfect for privacy and comfort, alongside a sleek family bathroom finished to a high standard. Five bedrooms that are generously proportioned, offer a restful retreat. Designed with style and function in mind, this exceptional home creates a truly impressive residence ideal for modern family living.

GARDEN

Outside, the property occupies a prime corner position, enhancing its sense of space and privacy. The beautifully landscaped garden wraps around the home, offering a variety of versatile outdoor areas to enjoy. To one side, a paved patio provides the perfect spot for outdoor dining, barbecues, or simply relaxing in the sun, while the low-maintenance astro turf lawn ensures a lush green appearance year-round and a safe, practical play area for children and pets.



SUMMARY OF ACCOMMODATION

- GROUND FLOOR
- Entrance Hall
 - 7.39m x 3.39m Lounge
 - 3.58m x 6.40m Kitchen/Dining Room
 - 1.70m x 1.82m Utility Room
 - 1.02m x 1.82m WC
 - 2.24m x 3.29m Snug
 - 5.12m x 2.60m Gym/Studio
 - 2.30m x 2.04m Salon/Office One
 - 2.85m x 2.04m Salon/Office Two

- FIRST FLOOR
- Landing
 - 4.67m x 4.74m Bedroom One
 - 2.41m x 2.75m En-suite
 - 2.41m x 1.97m Walk-In Wardrobe
 - 3.65m x 3.52m Bedroom Two
 - 2.31m x 1.88m En-suite
 - 3.22m x 3.39m Bedroom Three
 - 3.22m x 3.40m Bedroom Four
 - 2.65m x 3.43m Bedroom Five
 - 2.30m x 1.82m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Vodafone)

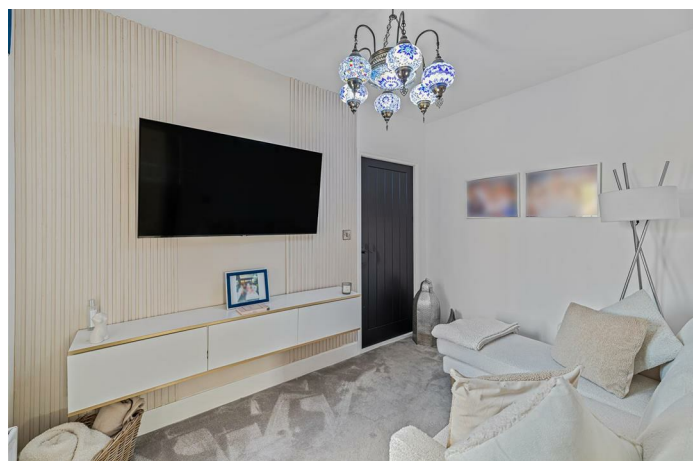
LOCATION - GREAT SANKEY

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.

DISTANCES

- Barrow Hall Primary School 0.2 mile walk
- Chapelford Farm 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester Airport 22 miles via M56
- Chester City Centre 24 miles via M56
- Manchester City Centre 30 miles via M56

(Distances quoted are approximate)



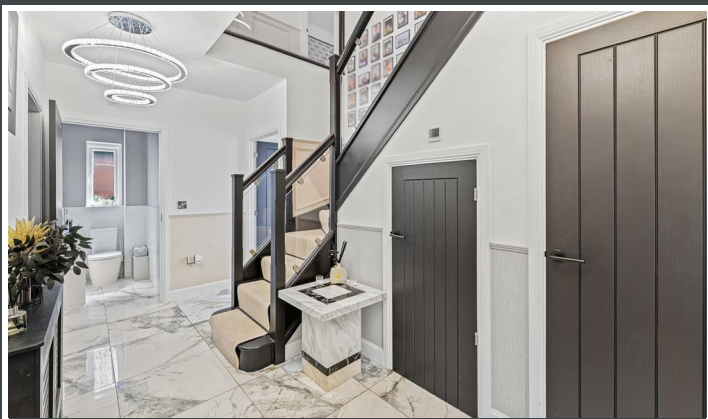
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: F
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

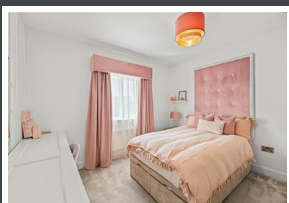
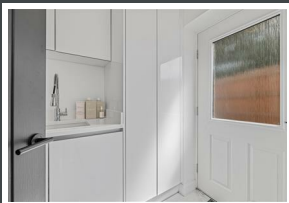
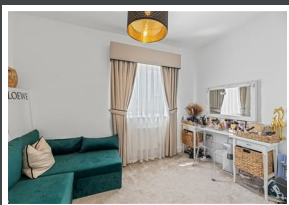
Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



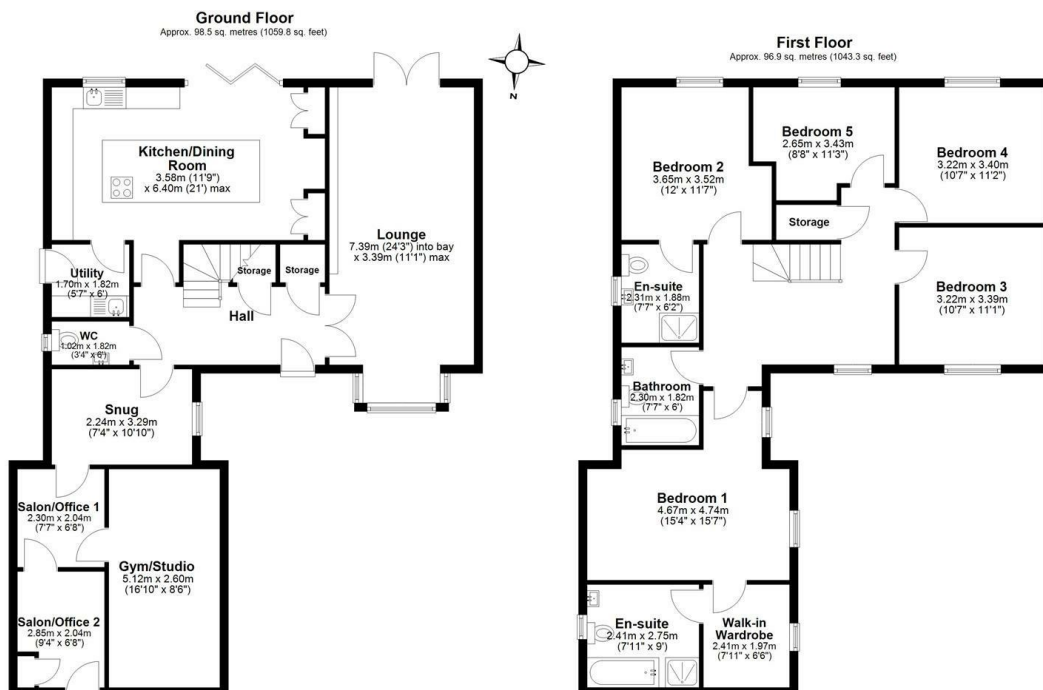




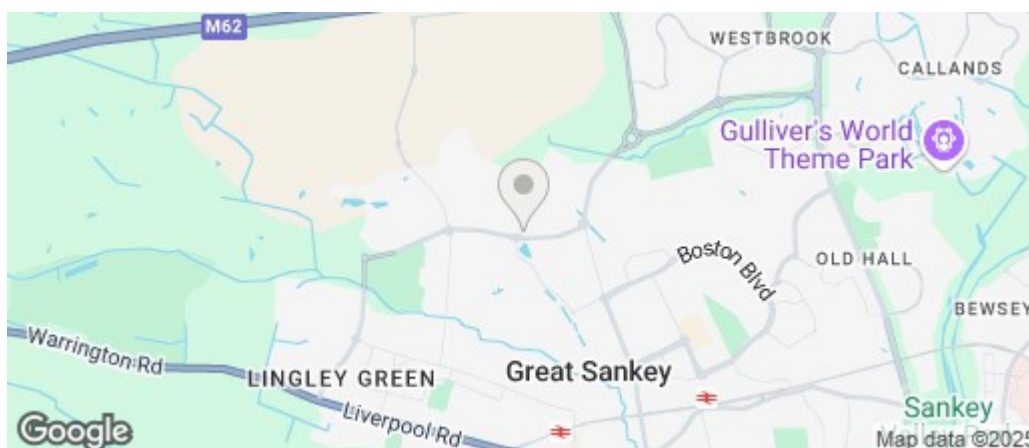


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Total area: approx. 195.4 sq. metres (2103.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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		

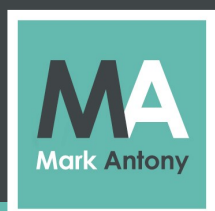
VIEWING ARRANGEMENTS

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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