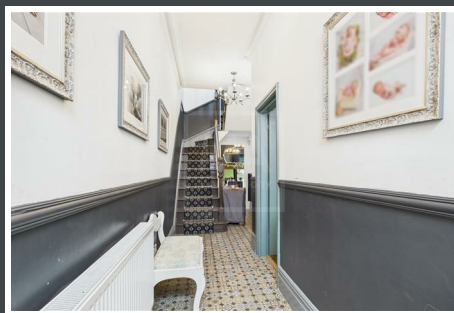
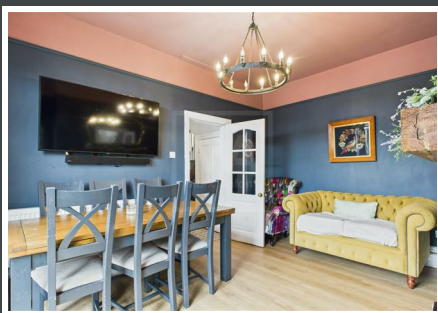




Park Road, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Victorian Period Home
- Four Bedrooms
- Three Reception Room
- Driveway Parking
- Double Garage
- Character Features
- Period Property
- Cellar
- Fantastic Location
- Well Presented

INTERIOR

Nestled in a sought-after residential area close to desirable schools and local amenities, this four-bedroom Victorian home offers a rare opportunity to acquire a substantial period property that has been lovingly maintained and beautifully presented throughout. The home features three generous and versatile reception rooms, ideal for family life and entertaining, each showcasing original details such as ornate fireplaces, decorative cornices, and large sash windows that flood the rooms with natural light. At the heart of the home lies a well-appointed kitchen with ample storage and workspace, providing the perfect setting for family meals and culinary creativity. There is also a utility area and convenient downstairs cloakroom.

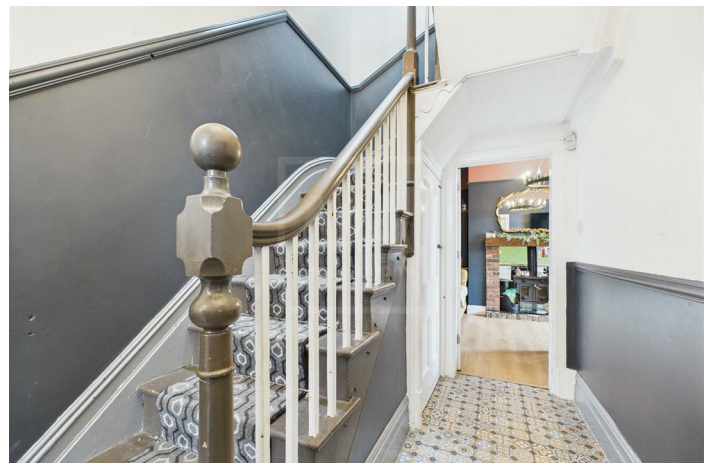
Upstairs, four well-proportioned bedrooms provide ample space for growing families or guests, while the family bathroom offers a stunning freestanding bath.

GARDEN

This historic family home offers a private garden ideal for relaxing or play with ample outdoor storage. Additional highlights include a large driveway with ample parking and a detached double garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

Council Band: D

Tenure: Leasehold

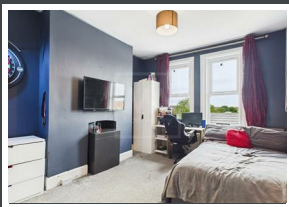
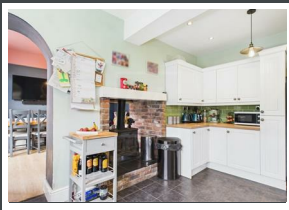
(Property tenure to be confirmed by solicitors)

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.



Floor 1



Floor 2

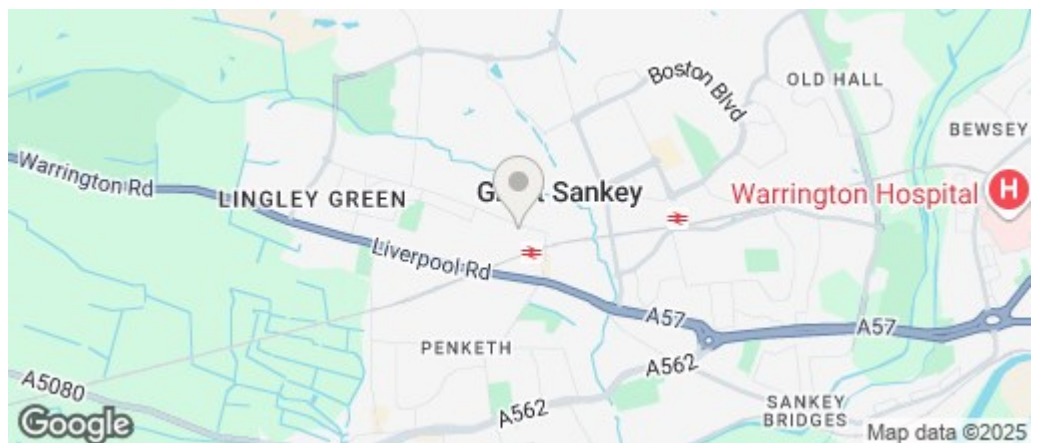


Approximate total area⁽¹⁾
1877 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070