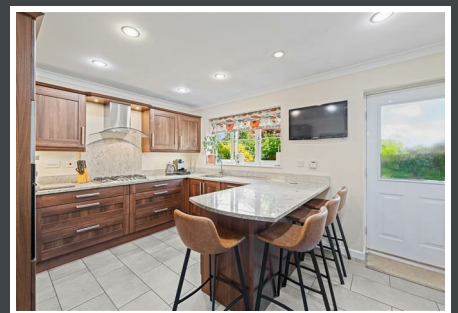




# Virginia Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Ample Living Space
- Beautiful Interior
- Driveway Parking
- EV Charging Point
- Four Bedrooms
- Detached Property
- Fantastic Plot
- South Facing Garden
- Close to Schools

## INTERIOR

Upon entering, you are greeted by a welcoming hallway with Amtico flooring. From here you are met with the light and airy lounge that invites relaxation and comfort. The heart of the home is the well-appointed kitchen/breakfast room, which features some integrated appliances, granite worktops, making it a delightful space for family meals. Adjacent to the kitchen, the dining room provides an excellent setting for entertaining, while the stunning conservatory with a solid roof, offers a serene spot to unwind and enjoy views of the garden. The ground floor also includes a convenient WC, a utility room, and a versatile office space that can be adapted to suit your needs.

Home to the first floor, you will find four spacious bedrooms, two of which benefit from en-suite bathrooms, providing added privacy and convenience. Bedroom's one and two also feature built-in wardrobes, ensuring ample storage space.

## GARDEN

This property sits on a superb sized plot and is situated within a quiet location, close to walks and cycle trails. This property enjoys a fantastic private South facing rear garden. The garden features the perfect blend of lawn and patio, creating a tranquil outdoor space for summer enjoyment. To the front of the property, a spacious driveway accommodates parking for multiple cars.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1000Mb (Via Virgin) broadband cable



## 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:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

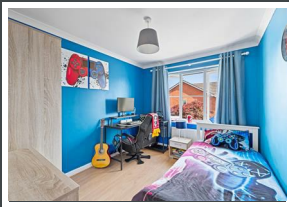
Not included in the asking price.

Items may be available under separate negotiation.





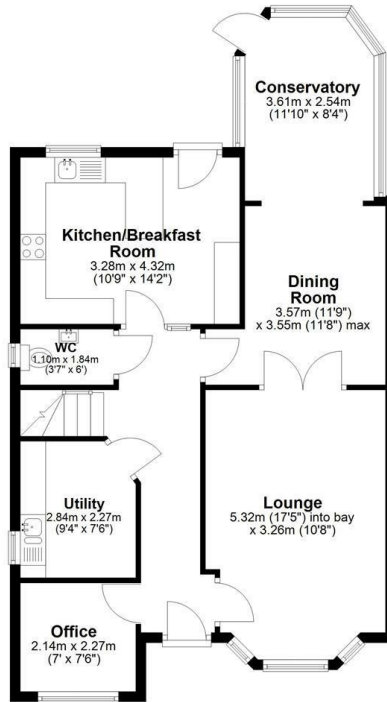




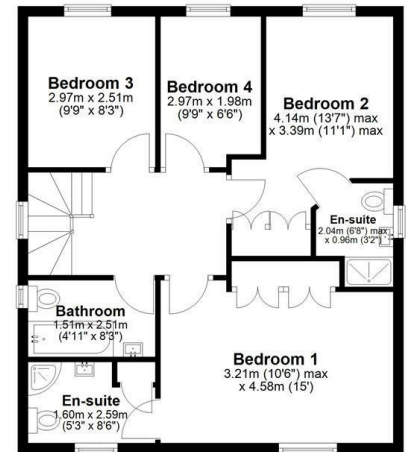
## IMPORTANT NOTICE

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.

**Ground Floor**  
Approx. 77.5 sq. metres (834.1 sq. feet)



**First Floor**  
Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
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