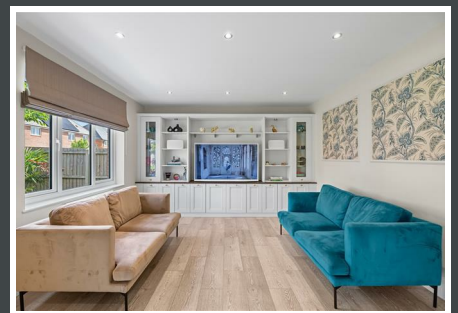
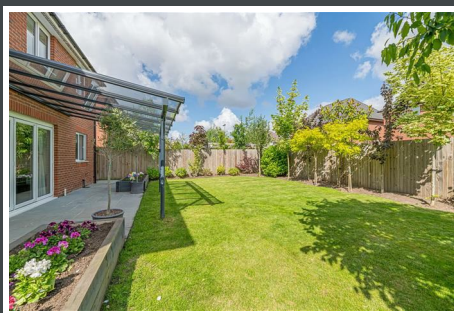
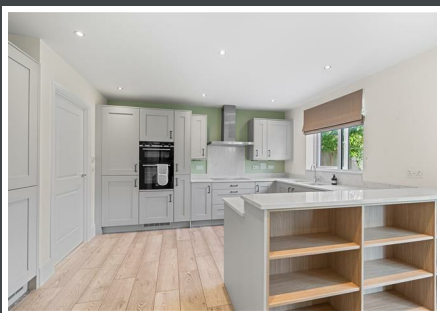




Rackheath Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Detached Home
- Move In Ready
- Beautiful Interior
- Landscaped Garden
- Prime Location
- Thoughtful Design
- Family Home
- Double Garage
- Ample Living Space

INTERIOR

This stunning four-bedroom family home, nestled in the highly sought-after area of Great Sankey, is a masterpiece of modern design and sophistication. Every inch of this stunning property has been thoughtfully curated to offer both style and functionality, making it perfect for contemporary family living.

From the moment you step inside, you are greeted by a welcoming ambiance that exudes warmth and elegance. The spacious living areas are beautifully finished, with sleek flooring and high-quality fittings enhancing the home's luxurious appeal. A striking media wall serves as the focal point of the living space, seamlessly integrating entertainment with refined aesthetics. The elegant shutters throughout the home not only provide privacy but also add a touch of timeless charm.

The kitchen, the heart of the home, is designed to impress with its modern fixtures, premium appliances, and impeccable layout, ensuring both practicality and style.

Each of the well-proportioned bedrooms offers comfort and serenity, with two featuring private En-suite bathrooms that elevate the sense of indulgence.

GARDEN

The home boasts a beautifully landscaped garden with a patio area sheltered by a classy roofed gazebo. Thoughtfully placed trees and shrubbery ensure privacy. At the front, a well-maintained garden enhances curb appeal, complemented by a spacious double driveway and a double garage—perfect for convenience and stylish family living.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.1Gb (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 Borough Council

Council Band: F

Tenure: Freehold

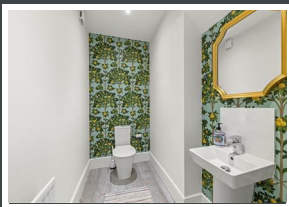
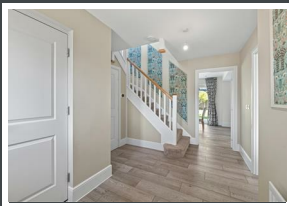
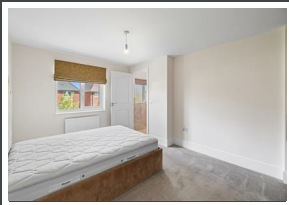
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

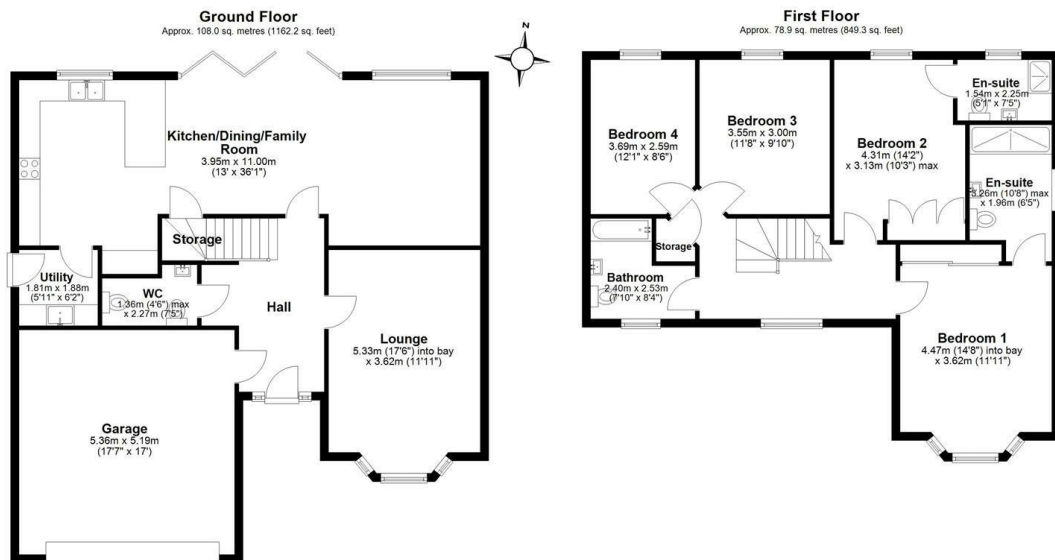
Items may be available under separate negotiation.



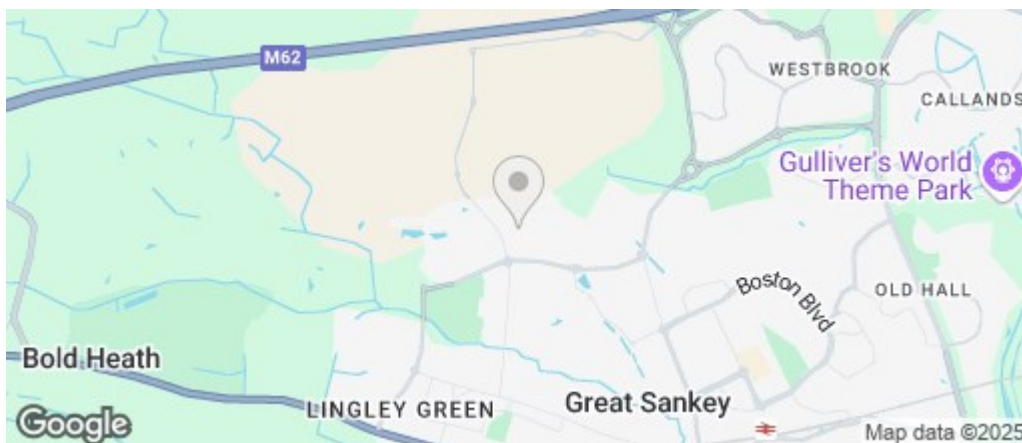


IMPORTANT NOTICE

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.



Total area: approx. 186.9 sq. metres (2011.4 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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