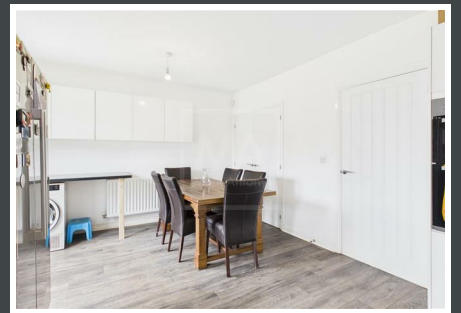




# Shepherds Grove, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Four Bedrooms
- Electric Car Charger
- Good Sized Garden
- Close to Schools
- Great Location
- Kitchen Diner
- Garage
- Detached
- Freehold

## INTERIOR

This modern detached four-bedroom home offers a fantastic blend of space and practicality, making it an excellent choice for families. Situated in a desirable location, the property provides easy access to local amenities and outstanding local schools while maintaining a welcoming residential feel.

Upon entering, the hallway sets the tone for the home with its bright and spacious layout. To the front, the bay-fronted lounge offers a comfortable space for relaxation or hosting guests. At the rear, the kitchen diner serves as the heart of the home, providing ample room for family meals and gatherings. Thoughtfully designed storage solutions throughout ensure that everyday living remains uncluttered and convenient.

Upstairs, four well-sized bedrooms provide versatile accommodation. The main bedroom benefits from an En-suite and fitted wardrobes, adding a touch of comfort and practicality. The remaining bedrooms offer generous space, ideal for family members, guests, or even a home office.

With the added convenience of a private garage, this home delivers on both functionality and future potential, making it a solid option for those seeking a well-rounded living space in an ideal setting.

## GARDEN

This home boasts a spacious rear garden, a true blank canvas awaiting your personal touch—whether it's vibrant raised flower beds, charming potted plants, or a serene outdoor retreat designed just for you. The possibilities for creativity and relaxation are endless.

At the front of the property, you'll find ample parking space for multiple vehicles, an electric car charger, and a garage—seamlessly blending practicality with convenience.

## 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:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

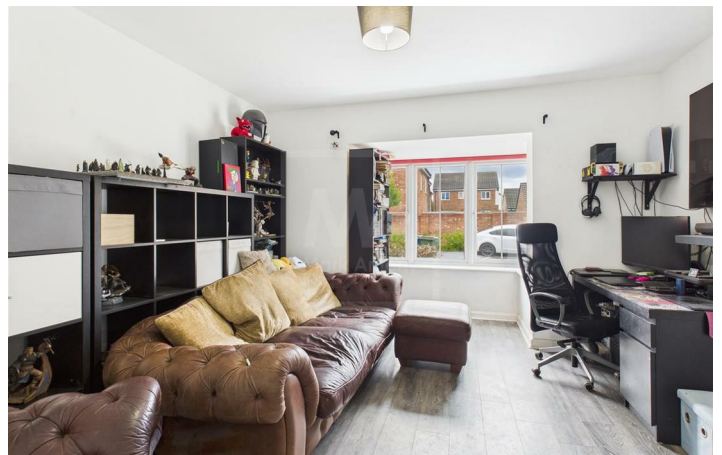
### **Contents, Fixtures and Fittings**

Not included in the asking price.

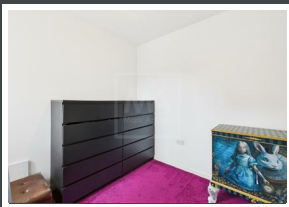
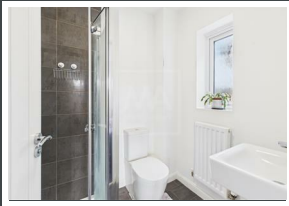
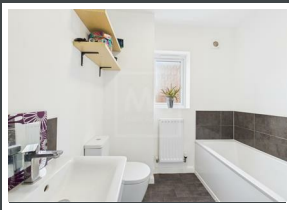
Items may be available under separate negotiation.





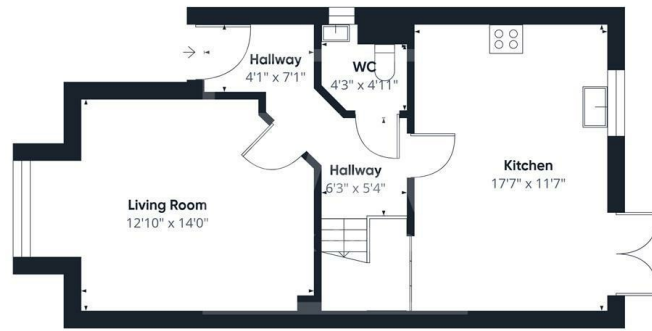






## IMPORTANT NOTICE

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

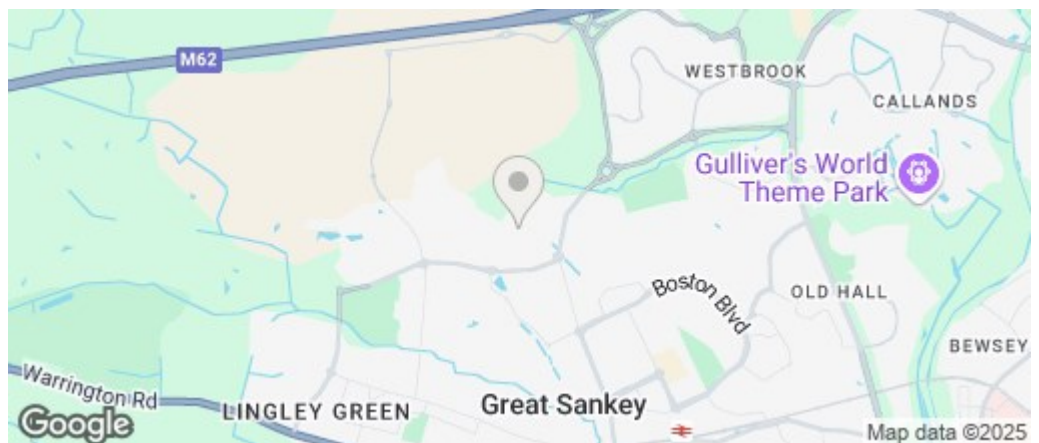


Approximate total area<sup>1</sup>  
1199 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	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



**Mark Antony**  
SALES & LETTING AGENTS

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