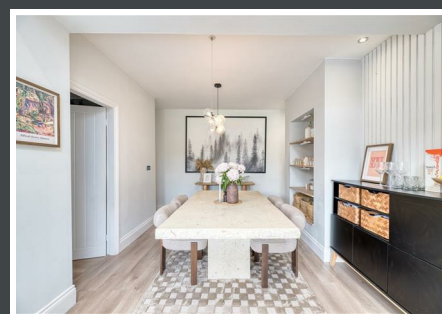
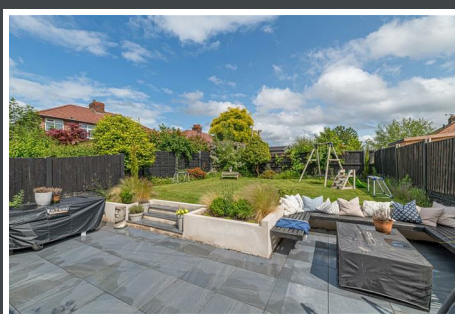




Thornton Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Freehold Title
- Modern Decor Throughout
- Recently Renovated
- Close To Schools
- 1930's Semi-Detached
- Bright and Airy
- Landscaped Garden
- Driveway Parking
- Move In Ready

INTERIOR

Welcome to this immaculately presented three-bedroom semi-detached home in the heart of Great Sankey offering modern, open-plan living making this the perfect residence for first time buyers or families. Entry to the property is granted via the hallway providing easy access to all areas of this home. To the left of the hallway lies the lounge – a beautifully bright and inviting space, enhanced by a charming bay window that bathes the room in natural light. This feature not only adds character but also creates a warm, welcoming atmosphere, making it the perfect spot for the whole family to relax and unwind. The heart of this home is the stylish open-plan kitchen diner offering a spacious and contemporary layout ideal for both everyday living and entertaining. Sleek bifold doors frame picturesque views of the garden, seamlessly blending indoor and outdoor spaces. Modern cabinetry and ample worktops add functionality, while a dedicated dining area enhances the sociable feel. A separate utility room leads off the kitchen, keeping laundry and storage neatly tucked away. The ground floor concludes with a handy WC.

As you ascend the staircase to the first floor, you will find three great sized bedrooms offering a blissful retreat and space for design ideas to come to life! A modern three-piece family bathroom concludes the first floor providing all of the necessities for your morning routine. Located in a popular, family-friendly area close to excellent schools, local amenities, and transport links, this home effortlessly combines style, practicality, and convenience. Early viewing is highly recommended to fully appreciate everything it has to offer.

GARDEN

To the rear of the property lies a thoughtfully landscaped, low-maintenance garden designed for both relaxation and family life. The garden boasts high quality porcelain tiles and providing the perfect setting for al fresco dining or unwinding on summer evenings, while the adjoining lush green lawn offers ample space for children to play safely, combining practicality with charm in an ideal outdoor retreat.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 910Mb (Via Vodafone)



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: B

Tenure: Freehold

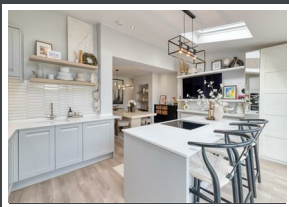
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



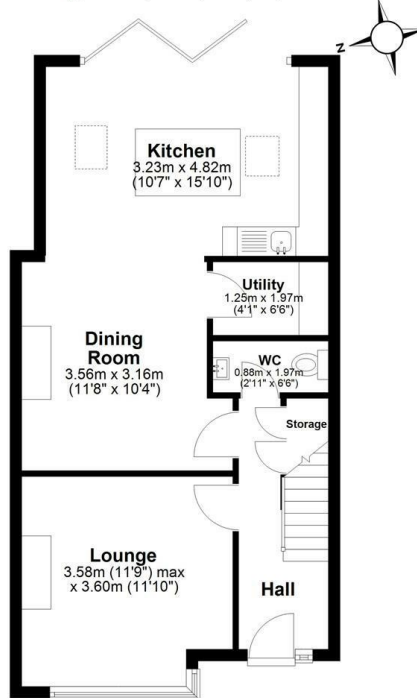


IMPORTANT NOTICE

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.

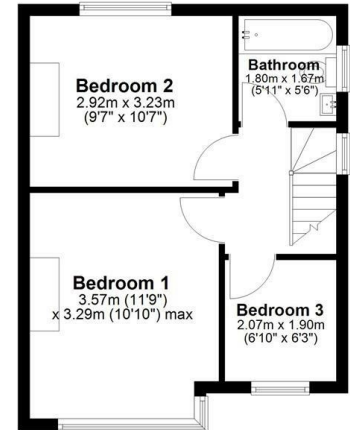
Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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