



Birchfield Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Freehold Title
- Desirable Location
- Close To Local Amenities
- Family Home
- No Onward Chain
- Semi-Detached
- First Time Buyers
- Driveway Parking
- Modernisation Opportunity

INTERIOR

Upon entering the property, you're welcomed by a bright hallway that leads into a spacious, light-filled living room—an ideal haven for relaxation and unwinding. Flowing effortlessly from the living area is the elegant dining room, perfect for hosting family meals or entertaining guests. Continuing through the home, you'll find a kitchen designed for crafting warm, hearty dishes and everyday culinary moments. The property also benefits from a garage, offering practical storage solutions and added convenience.

Upstairs, the home boasts three ample sized bedrooms, each providing a peaceful retreat to relax and recharge. Completing the upper floor is the stylish family bathroom, thoughtfully positioned for easy access.

GARDEN

Tucked away at the rear of the home, you'll find a spacious garden retreat—ideal for basking in the sunshine, entertaining guests, or simply enjoying quality time with loved ones. Whether it's summer barbecues or peaceful morning coffees, this outdoor haven offers endless possibilities. Convenient parking is available at the front of the property, with additional on-street parking for visiting friends and family.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



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: C

Tenure: Freehold

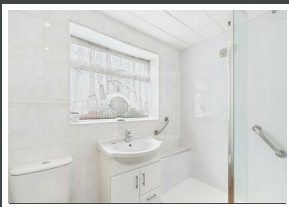
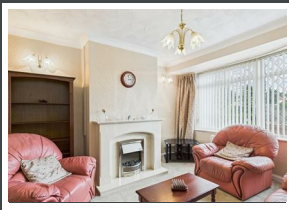
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

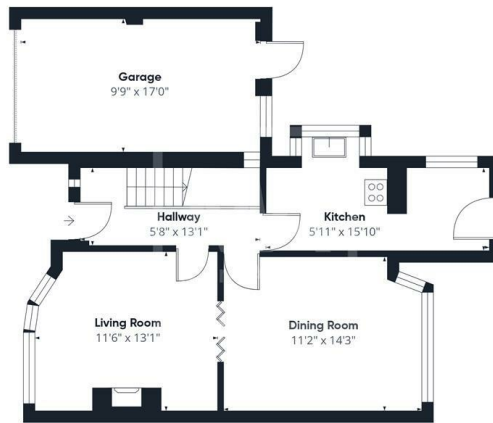
Items may be available under separate negotiation.





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



Floor 1



Approximate total area⁽¹⁾
1036 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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