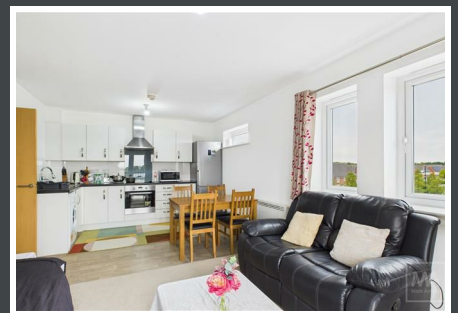
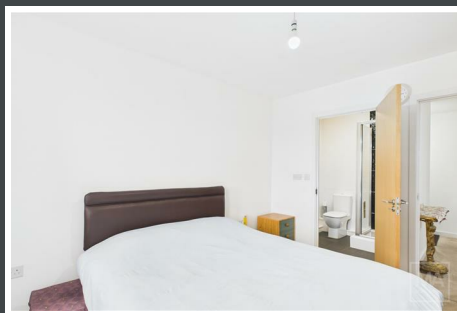
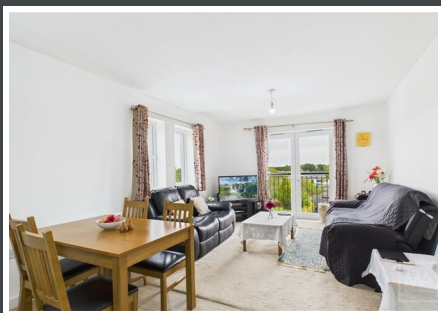




Louisiana Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Double Bedrooms
- Desirable Location
- Open-Plan Kitchen-Living
- Built-in Wardrobes
- Lift In Building
- Designated Parking Space
- Ample Natural Light
- Integrated Appliances
- Good Transport Links
- Close To Amenities

INTERIOR

This beautifully presented two-bedroom apartment offers the perfect blend of comfort and convenience in a sought-after location. The building includes both lift and stair access. A spacious hallway offers a storage cupboard, and provides entry to all rooms, helping the home to feel airy and welcoming. Both bedrooms feature built-in wardrobes, neutral decor, and well positioned windows for lots of natural light. The master bedroom is served by its own ensuite with a standing shower and attractive modern tiling. The second bedroom will comfortably fit a double bed, but is also ideal for a home office space. The primary bathroom features an over-bath shower for additional convenience. The heart of the home is a fabulous open-plan kitchen and living area, perfect for relaxing and entertaining. This room is flooded with natural light through its Juliet balcony.

EXTERIOR

To the rear of this building, you will be provided with one allocated parking space allowing for safe parking for your vehicle with visitor parking also available for guests.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130Mb (Via Virgin)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

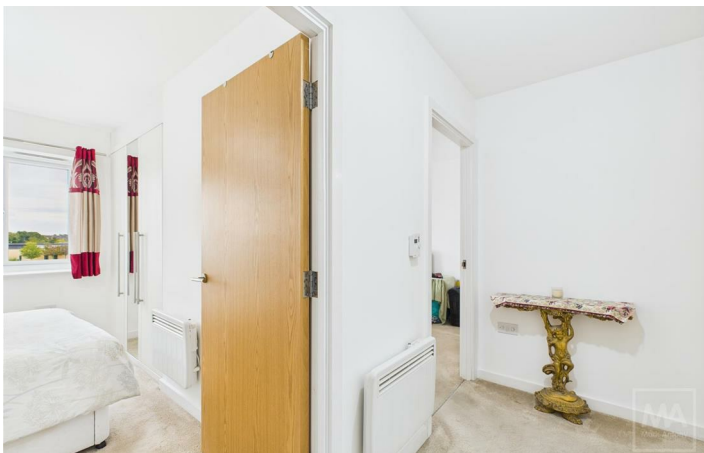
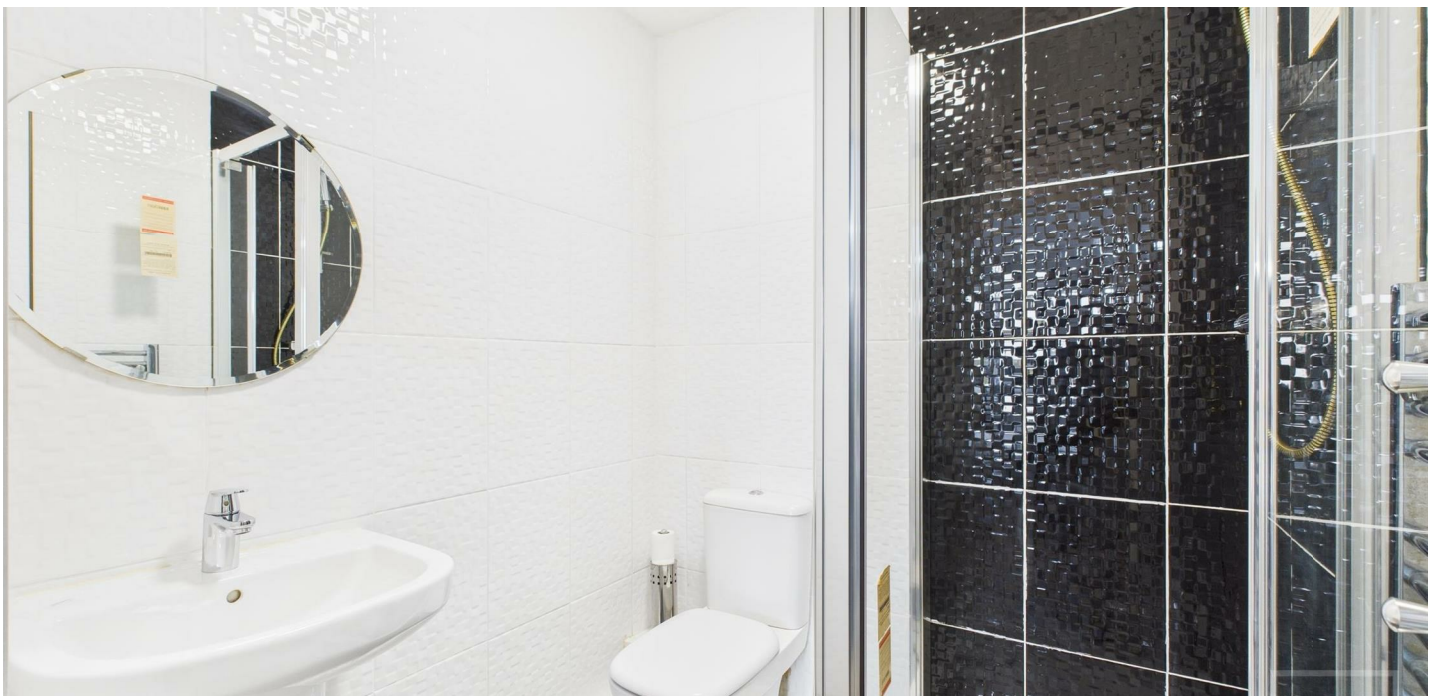
Tenure: Leasehold

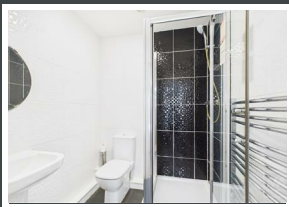
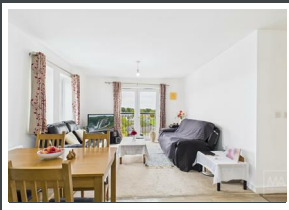
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

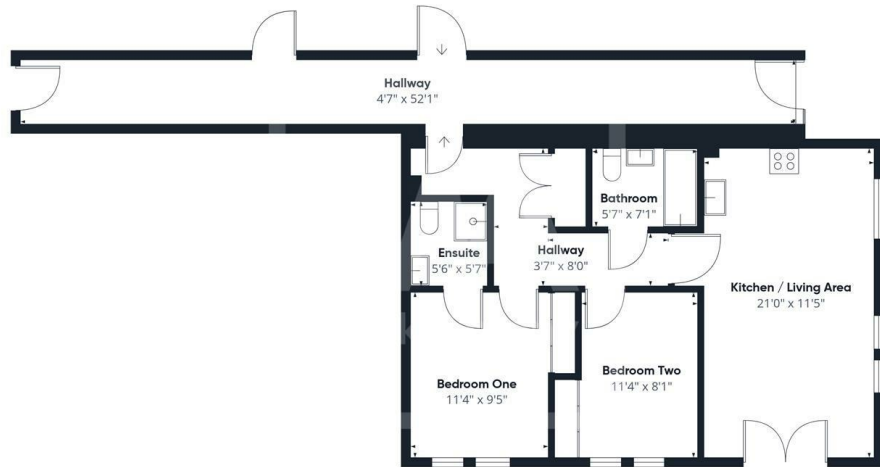
Items may be available under separate negotiation.





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.



Approximate total area⁽¹⁾
896 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		
(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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