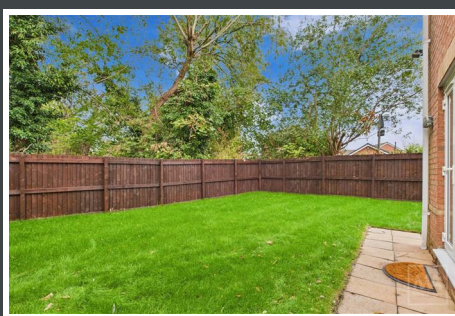




The Lees, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- No Onward Chain
- Neutral Decor
- Generous Garden
- Desirable Location
- Move-In Ready
- Freehold Tenure
- Two Bathrooms
- Driveway Parking
- Close To Amenities

INTERIOR

This semi-detached property is set across three floors, and benefits from an integrated garage to the side of the front entrance. Once inside the property, you'll be greeted by an inviting hallway with a convenient WC and under-stairs storage. Follow the hallway down into the spacious kitchen, with sleek modern decor, integrated appliances, and French doors out into the garden that let natural light flood into the room.

Head up the stairs to the first floor where you will find the lounge, tucked away from the ground floor for some extra peace and quiet. Beside the lounge is the master bedroom with its own integrated En-suite bathroom, featuring attractive décor and a corner shower.

The second floor features the main family bathroom and two further bedrooms, all well proportioned with a bright and airy feel.

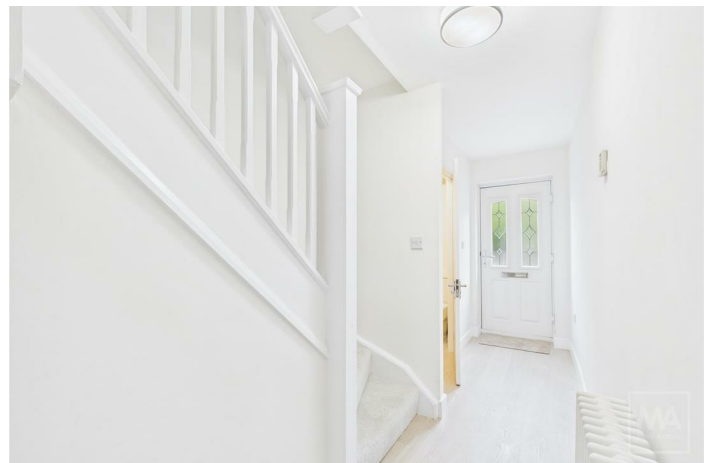
Having been recently refurbished to a high standard, this home is a true blank slate, ready to move straight into, and perfect for those who love putting their own stamp on a new home.

EXTERIOR

The front of the property benefits from driveway parking for multiple cars and an attractive stretch of lawn, with side-gate garden access. The rear garden is spacious, well maintained, and overlooked by various trees, which create a peaceful outdoor escape. There is a paved patio area hugging the house, ideal for outdoor furniture and entertaining in the summer. This garden is ready and waiting to become your very own.

SERVICES

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



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: D

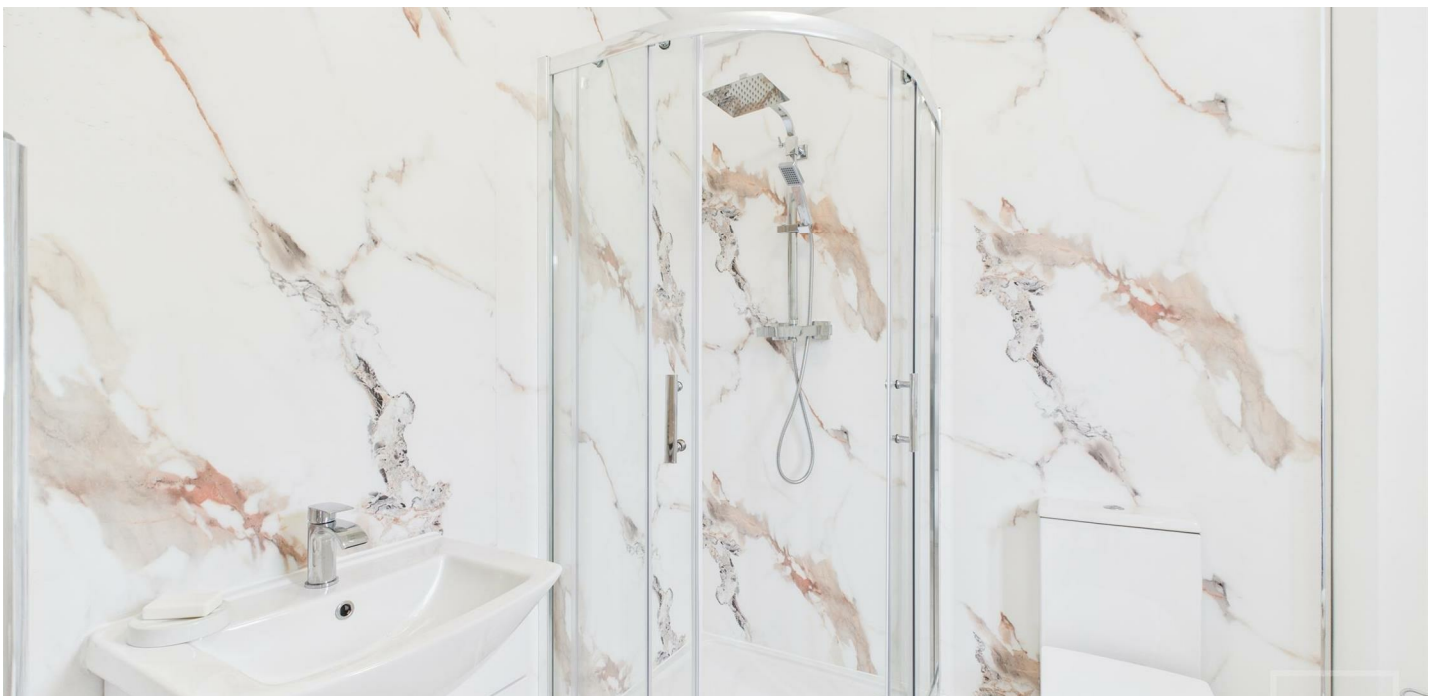
Tenure: Freehold

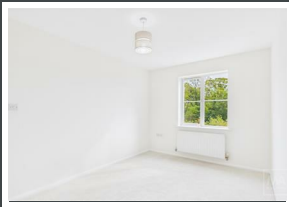
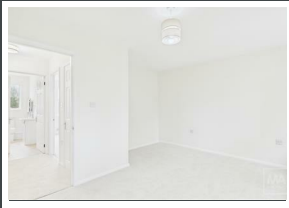
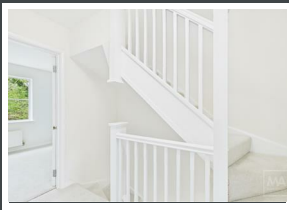
(Property tenure to be confirmed by solicitors)

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.



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Ground Floor



Floor 1



Floor 2



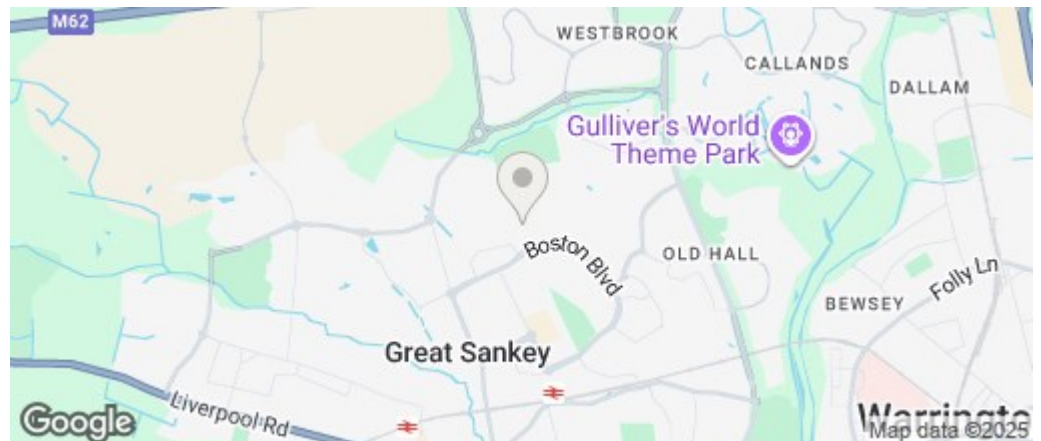
Approximate total area⁽¹⁾
1150 ft²
Reduced headroom
7 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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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