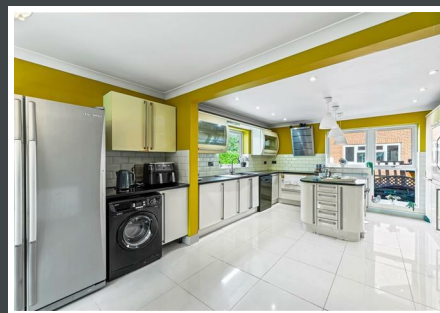
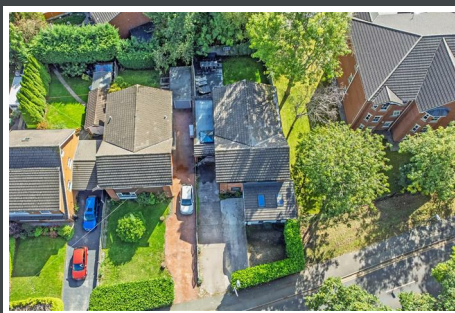
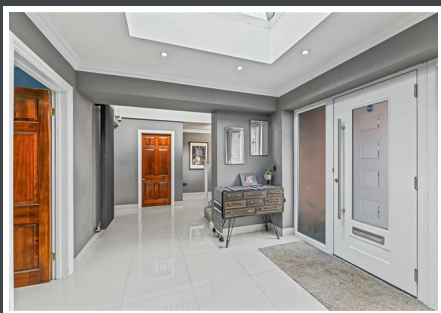




Sycamore Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Four Double Bedrooms
- Driveway Parking
- Extended
- Garage
- Great Location
- Landscaped Garden
- No Onward Chain
- Close To Amenities
- Four Reception Rooms

INTERNAL

This thoughtfully extended home offers an abundance of living space, ideal for growing families or those who love to entertain. Upon entering, you are presented with a stunning entrance hall, beautifully presented and flooded with natural light from the lantern roof. There are four versatile reception rooms, including a beautifully bright and spacious lounge with expansive sliding glass doors opening out to a landscaped rear garden, creating a truly inviting family space. This spacious home has the benefit of a separate dining room, ideal for family meal times and an additional family room or snug, also benefitting from double French door opening into the garden. The heart of the home is the kitchen/dining room offering a contemporary fitted kitchen with ample cupboard space, modern integrated appliances, and a breakfast/dining. Completing the downstairs is the convenient WC, utility room and the garage with integral access.

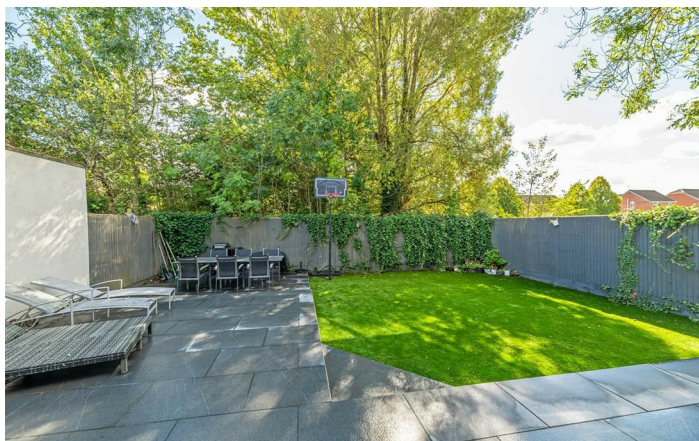
Upstairs, the property boasts four double bedrooms, including a spacious principal bedroom with the added benefit of a beautifully modern En-suite shower room. A great-sized four-piece family bathroom serves the remaining bedrooms.

GARDEN

To the rear, you'll find a beautifully landscaped garden, featuring a patio area for entertaining and a low-maintenance lawn – offering privacy and space for all the family and a great outdoor space for entertaining. The front of the property benefits from a private driveway providing parking for several vehicles, along with access to the integral garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1030Mb (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

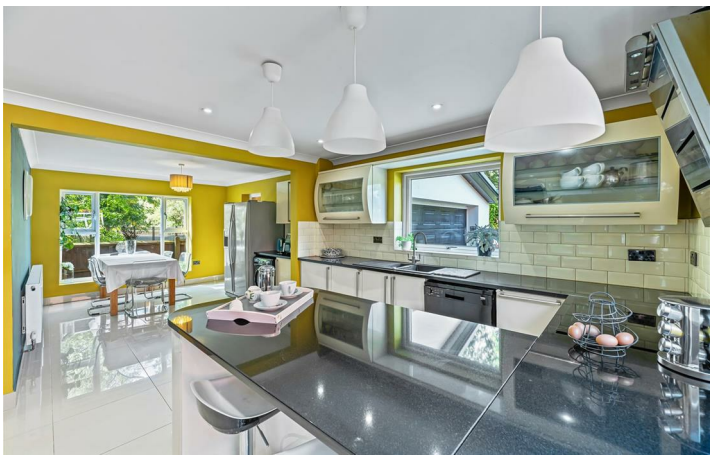
Tenure: Freehold

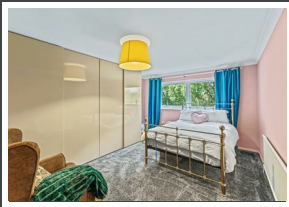
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

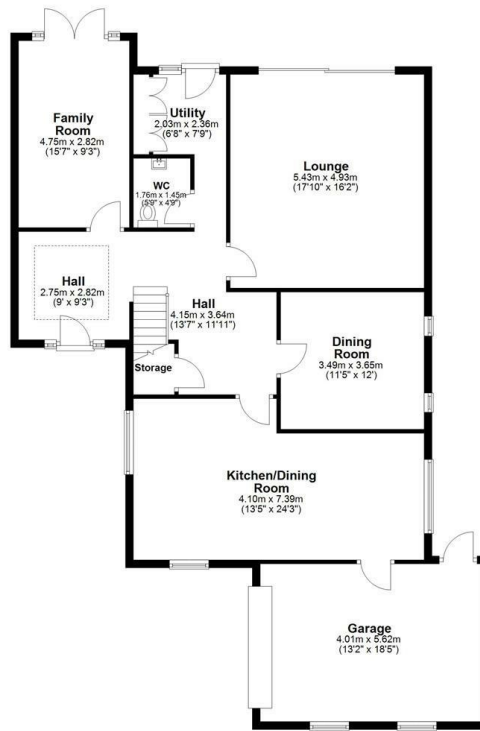




IMPORTANT NOTICE

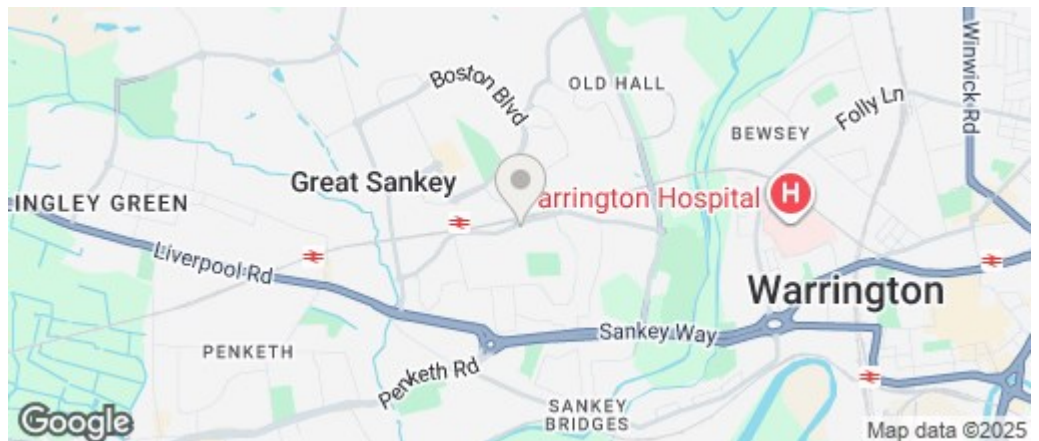
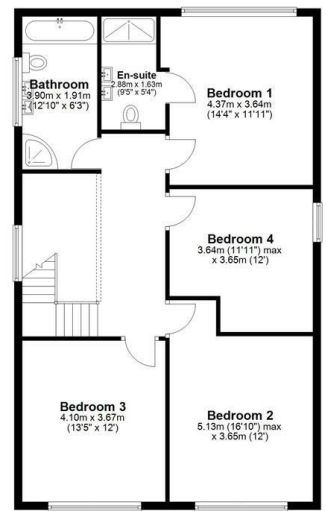
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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
Approx. 138.4 sq. metres (1468.7 sq. feet)



Total area: approx. 227.9 sq. metres (2452.9 sq. feet)

First Floor
Approx. 91.4 sq. metres (984.2 sq. feet)



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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