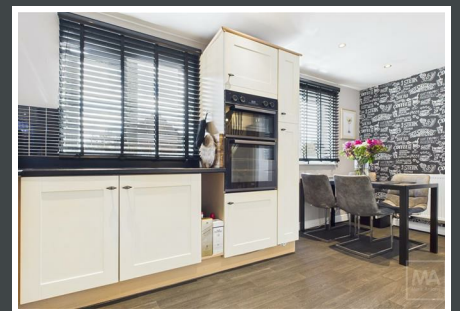




Lexington Walk, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold Title
- South Facing Garden
- Move In Ready
- Garage and Allocated Parking
- Three Storey Townhouse
- Four Bedrooms
- Three Bathrooms
- Reputable Schools Nearby
- Close to Amenities
- Separate Utility

INTERIOR

Step into this beautifully arranged three-storey home, where thoughtful design meets modern comfort. On the ground floor, you'll find bedroom four ideal for guests with its own en suite shower room for added convenience. There is also a further reception room currently used as an office but has the scope to become a fifth bedroom with patio doors leading to the garden as well as a handy utility space. Ascend to the middle floor, where natural light fills the spacious lounge. You will also find the well equipped kitchen with fitted appliances and plenty of storage cupboards, this space also benefits from a good sized dining area perfect for family meals or entertaining.

The top floor hosts three well-proportioned bedrooms and a sleek family bathroom. Bedroom one stands out with access to a Juliette balcony and its own stylish En suite, offering a peaceful retreat at the end of the day.



GARDEN

The garden is designed for easy upkeep, featuring a combination of tidy patio areas and decorative gravel, complemented by mature shrubs along the fencing. This space offers a charming outdoor space ideal for a morning coffee or entertaining and soaking up the sun with its ideal and private positioning. There is also a large shed perfect for additional storage.

The property also benefits from a good sized garage as well as allocated parking.

SERVICES

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



GENERAL INFORMATION

Local Authority: Warrington Borough Council

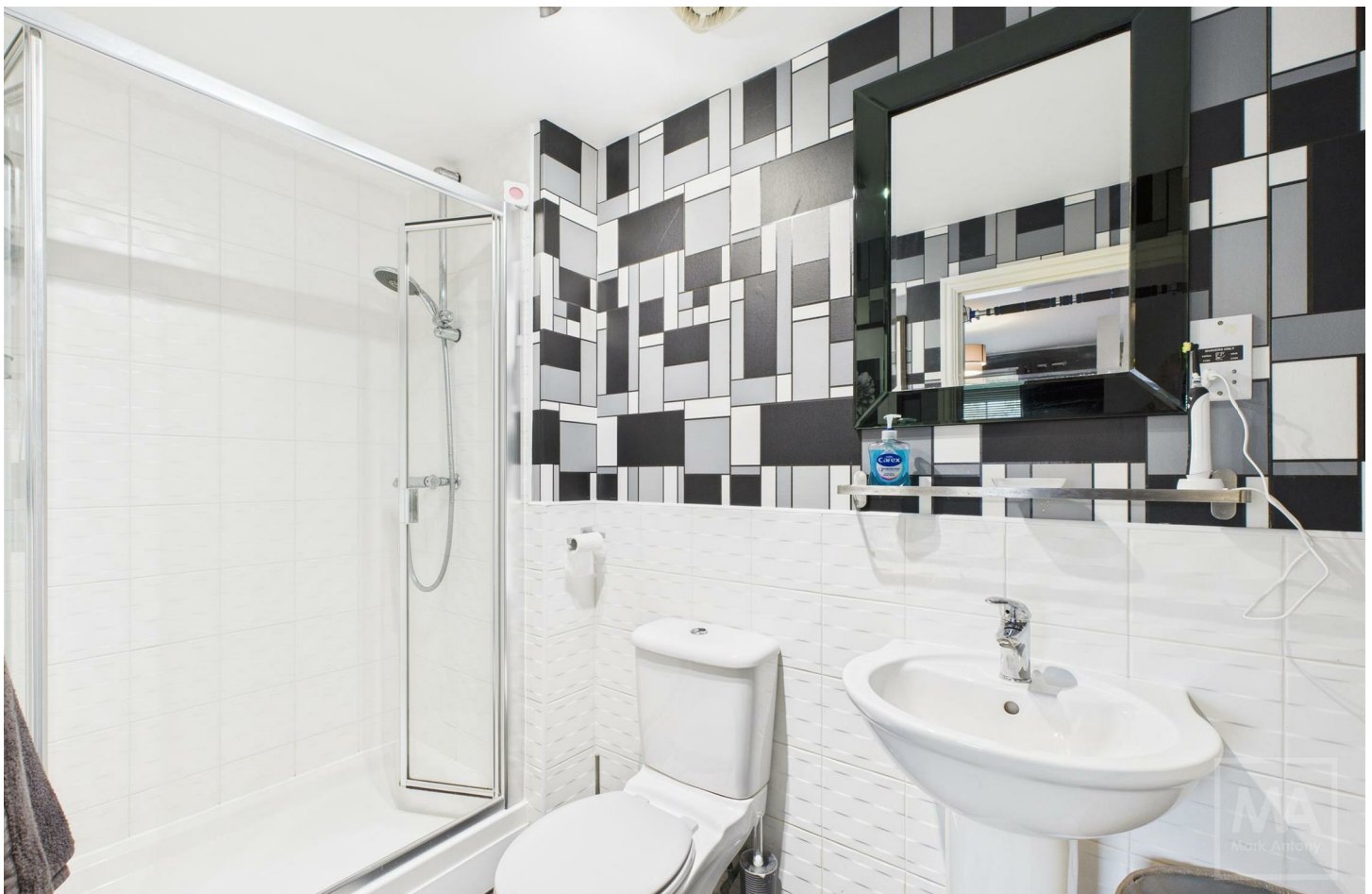
Council Band: E

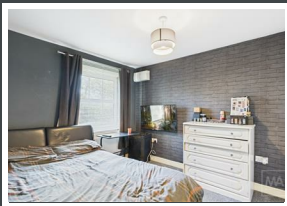
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These 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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

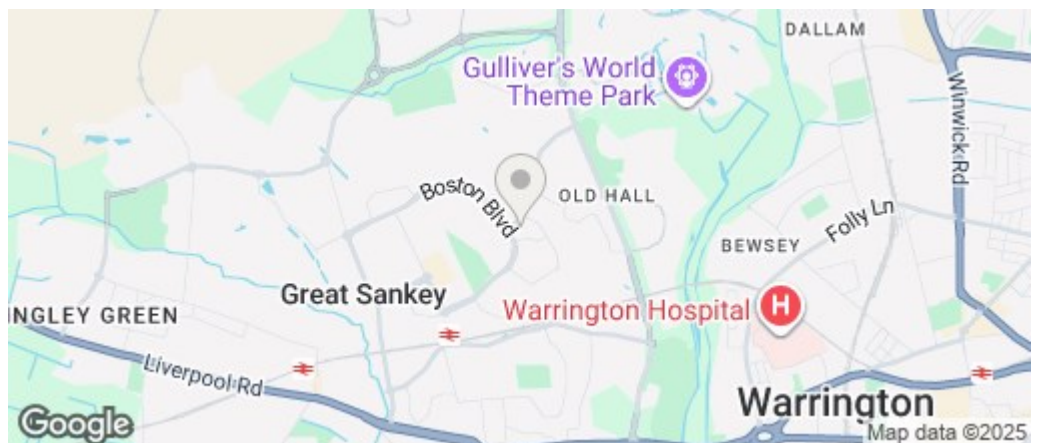


Approximate total area⁽¹⁾
1486 ft²

(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		
	77	88

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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