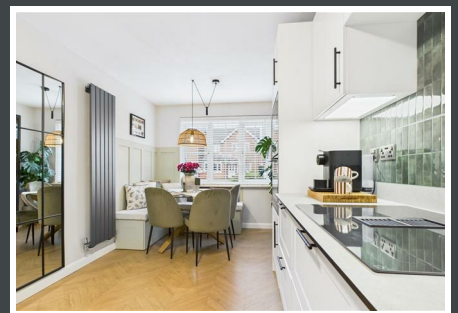
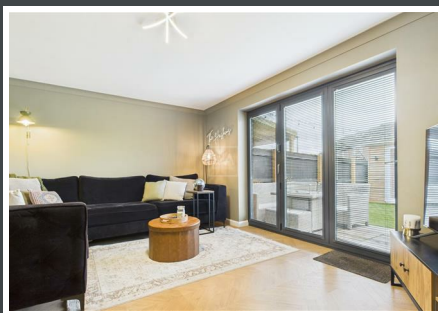




Snowberry Crescent, Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- End Of Terrace
- Sought-After Location
- Driveway Parking
- Modern Decor
- Close To Amenities
- First Time Buyers
- Close To Schools
- Two Bathrooms
- Bifold Doors

INTERIOR

We proudly welcome this stylish three-bed end-of-terrace home to market, offering modern living throughout, perfect for buyers seeking a property which is move in ready! The interior boasts a bright, contemporary décor, featuring a spacious lounge that is situated to the rear of the home with bifold doors providing easy access to the rear garden. The kitchen/diner is the heart of this home offering a sleek, modern design with high-quality integrated appliances and ample workspace. A welcoming cosy seating area provides the perfect spot for the whole family to gather, relax, and enjoy mealtimes together in a warm, contemporary setting. The ground floor concludes with a handy WC. Upstairs, you will find three great sized bedrooms, the master bedroom benefits from fitted wardrobes and a modern family en-suite bathroom adding a sense of luxury to this space. The additional bedrooms share a three-piece family bathroom.

GARDEN

The rear garden offers a stylish, low-maintenance retreat featuring artificial grass that stays vibrant year-round. Beyond this, an attractive outbuilding designed for home working creates a quiet, dedicated workspace, blending convenience with comfort. This versatile outdoor space is ideal for modern living, offering room to unwind, work, and enjoy time with family and friends. Parking can be found to the front of the home via the driveway.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1132Mb (Via BT)



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: C

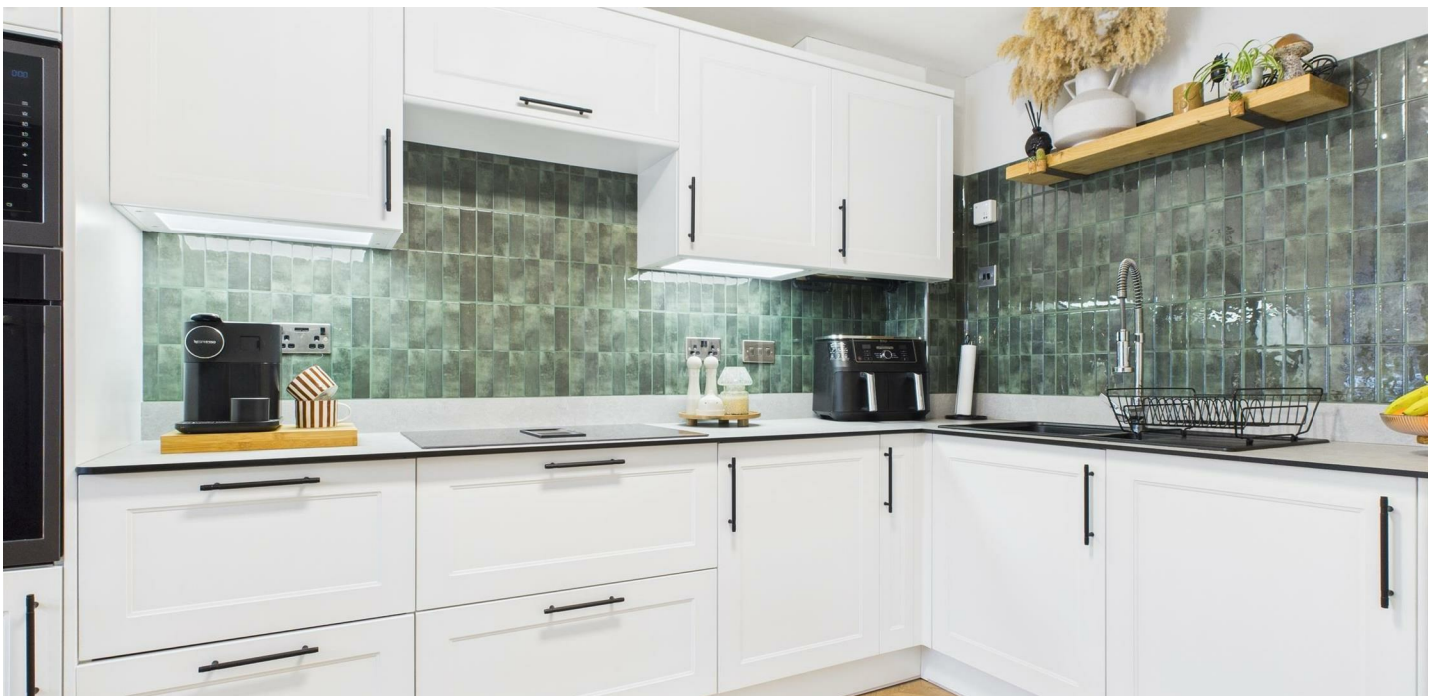
Tenure: Leasehold

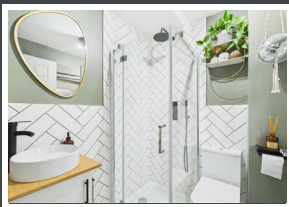
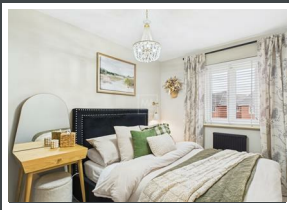
(Property tenure to be confirmed by solicitors)

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.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area¹
912 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		
		89
	76	

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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070