



Burlington Drive, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached Home
- Three Bedrooms
- Growing Family
- Open Plan Living
- Spacious Lounge
- Fantastic Garden
- Driveway Parking
- Desirable Location
- Excellent Schools
- Transport Links

INTERIOR

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable private lounge, providing a peaceful retreat for relaxation. The heart of the home is the open-plan kitchen and dining room, which is designed for both practicality and comfort. This space not only allows for family gatherings but also offers direct access to the garden, seamlessly blending indoor and outdoor living. To the ground floor there is also a convenient WC.

The first floor boasts three good sized bedrooms, each designed with comfort in mind. The master bedroom features built-in wardrobes and its own En-Suite bathroom. The second bedroom also benefits from built-in wardrobes, ensuring ample storage space. Completing this floor is a well-appointed family bathroom, catering to the needs of the household.



GARDEN

The private rear garden is a delightful mix of lawn and patio, creating an inviting area for outdoor furniture and entertaining during the warmer months. To the front of the property, there is convenient driveway parking for two vehicles, adding to the overall appeal of this lovely home.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 990Mb (Via BT)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

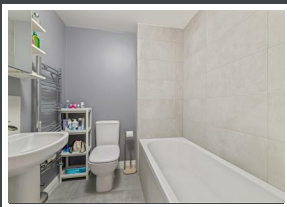
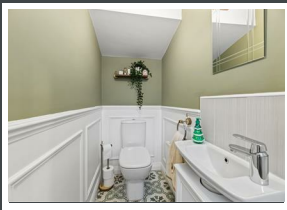
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

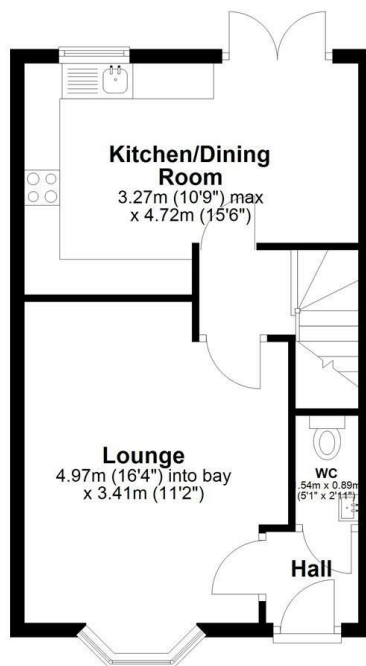




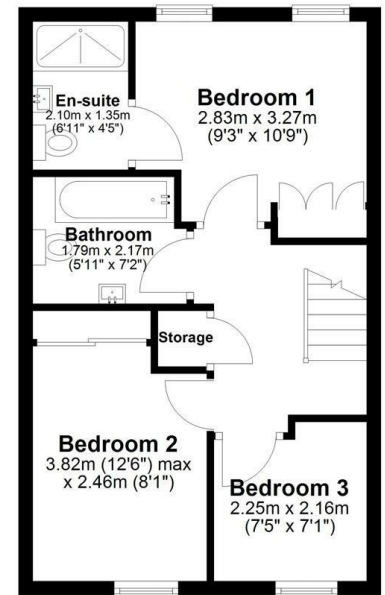
IMPORTANT NOTICE

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.

Ground Floor
Approx. 37.5 sq. metres (403.6 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 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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