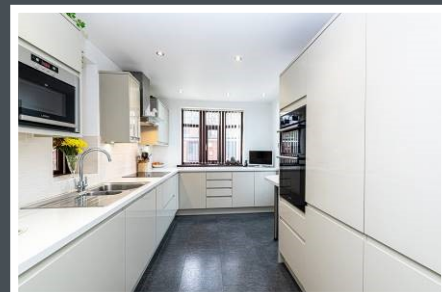




Liverpool Road, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Two Reception Rooms
- Close to Schools
- Unique Property
- Large Driveway
- Four Bedrooms
- Corner Plot
- Conservatory
- Good Sized Garden
- Lots of Character
- Garage



DESCRIPTION

Here we have a unique and attractive property in the popular location of Great Sankey. This wonderful home boasts an abundance of versatile living space, with two reception rooms and four bedrooms this really is a wonderful family home.

Entrance to this beautiful home is via a light and airy hallway. From here you will find a fabulous lounge with a plenty of character, a stylish kitchen with separate dining room, a family room and a lovely conservatory. To the first floor you will find four ample sized bedrooms and family bathroom.

GARDEN

To the front of the property there is a larger than average driveway providing plenty of space of multiple vehicles.

To the rear of the property there is a well-maintained garden. To the bottom of the garden, you will find an outbuilding in the form of the garage and utility space. There is also side access to the garage from the street.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.22m x 4.19m
- Family Room 4.30m x 3.92m
- Kitchen 4.11m x 2.58m
- Conservatory 4.66m x 2.40m
- Dining Room 3.11m x 3.18m
- WC

FIRST FLOOR

- Landing
- Bedroom One 4.22m x 3.57m
- Bedroom Two 4.30m x 2.67m
- Bedroom Three 3.11m x 2.44m
- Bedroom Four 3.34m x m
- Bathroom 3.11m x 1.89m

EXTERNALLY

- Garage 3.64m x 5.42m
- Utility 3.64m x 2.48m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (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.

DISTANCES

- Warrington Town Centre 1.3 Miles
- Stockton Heath 4.2 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 20.9 miles via M56
- Manchester Airport 22.7 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Ground Rent: £10pa

Lease Remaining: 889 Years

Tenure: Leasehold

(to be confirmed by Solicitors.)

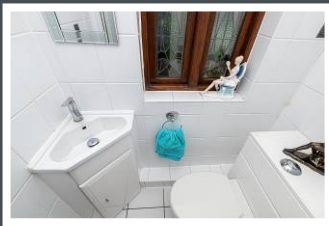
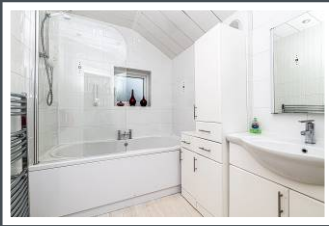
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







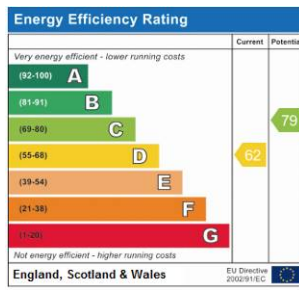


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.



Total area: approx. 163.5 sq. metres (1760.3 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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