



# Conway Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Chain
- Extensive Garden
- Ample Opportunity
- Driveway Parking
- Lovely Walks Nearby
- Three Bedrooms
- Separate Garage
- Freehold
- Sought After Location
- Extra Storage

## DESCRIPTION

A charming semi-detached bungalow with great potential! This lovely property, boasts two spacious reception room, three cosy bedrooms, an extensive garden and has the added benefit of a separate garage. Being within walking distance to the local amenities and great transport links nearby, this bungalow offers a wonderful opportunity for modernisation to truly make this property your own.

Access into this bungalow is via a hallway allowing access to all areas of this home. The lounge is set to the front and offers a light and airy ambience with a large window. ideal for family gatherings. The dining room offers unspoiled views of the garden and naturally flows into the kitchen area. Completing this bungalow is three spacious bedrooms and a four piece family bathroom. Bedroom one boasts integrated wardrobes.

## GARDEN

Leading from the kitchen, this immaculate rear garden has been well maintained and has something for all members of the family to enjoy whether it be hosting family BBQ's or simply unwinding in the sunshine. Mainly laid to lawn with a patio area, this outdoor space is sure to impress. This home also boasts a garage space along with additional storage. To the front of this property is a large driveway parking suitable for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.03m x 3.60m Lounge
- 3.63m x 4.80m Dining Room
- 4.36m x 1.88m Kitchen
- 3.64m x 3.01m Bedroom One
- 3.63m x 2.82m Bedroom Two
- 2.66m x 2.10m Bedroom Three
- 2.63m x 1.88m Bathroom

- 5.94m x 2.74m Garage
- 1.54m x 2.17m Storage

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 154Mb (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

- Great Sankey Neighbourhood Hub 15 minute walk
- Gemini Retail Park 3 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 23 miles via M56
- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

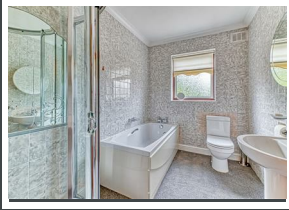
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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







## IMPORTANT NOTICE

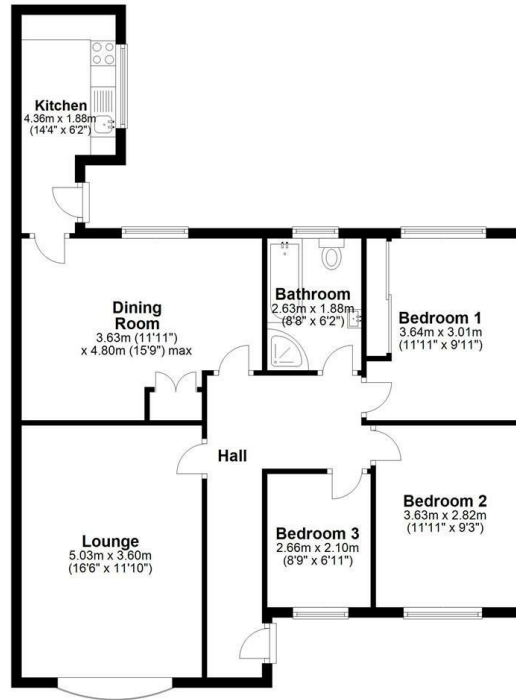
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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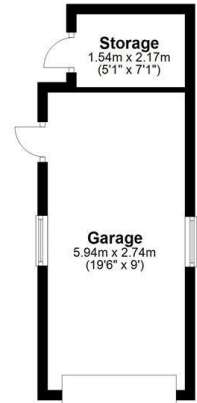
## Ground Floor

Approx. 86.9 sq. metres (935.9 sq. feet)

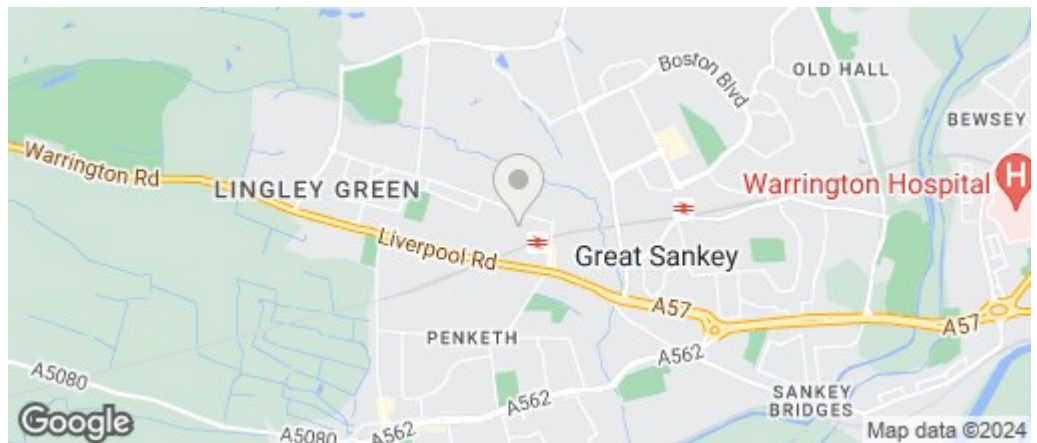


## Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 19.8 sq. metres (213.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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