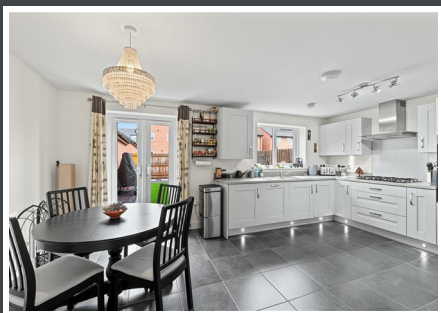




Golf Gardens, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Property
- Family Home
- Four Bedrooms
- Modern Interior
- Ample Living Space
- Charming Garden
- Driveway Parking
- Freehold Title
- Close To Local Amenties
- Desirable Location

INTERIOR

Upon entering, you are welcomed by a light and airy lounge that sets a warm tone for the home. The heart of the house is undoubtedly the contemporary kitchen and dining area, which features integrated appliances and provides seamless access to the beautifully landscaped rear garden. The ground floor also includes a convenient WC, a utility room, and ample storage, ensuring practicality for everyday living.

Ascending to the first floor, you will find four well-proportioned bedrooms, including a master suite that benefits from fitted wardrobes and an En-suite bathroom. The family bathroom serves the remaining bedrooms, providing comfort and convenience for all.

GARDEN

This outdoor space is a true gem, with a professionally landscaped garden with a lush artificial lawn and a patio area, ideal for entertaining family and friends while basking in the good sunlight. Additional features of this remarkable property include a garage and driveway parking for up to four vehicles, making it perfect for families or those with multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.1Gb (Via Virgin)



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Freehold

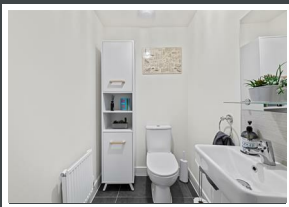
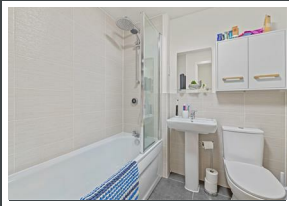
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



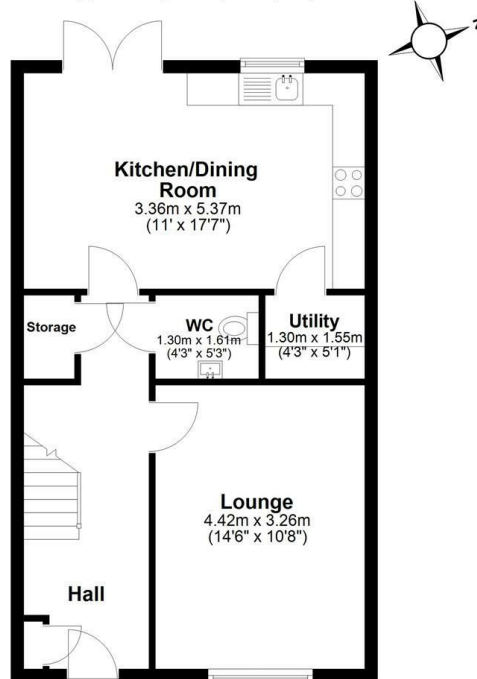


IMPORTANT NOTICE

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.

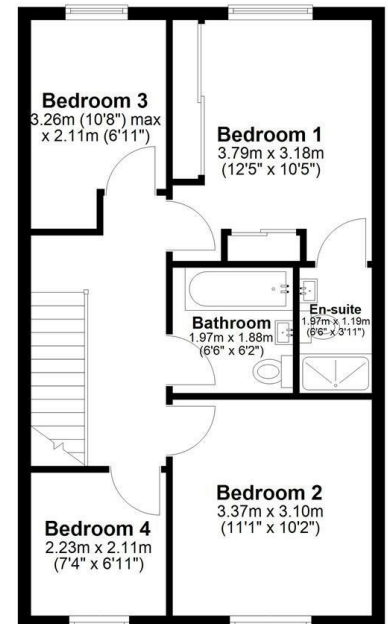
Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)

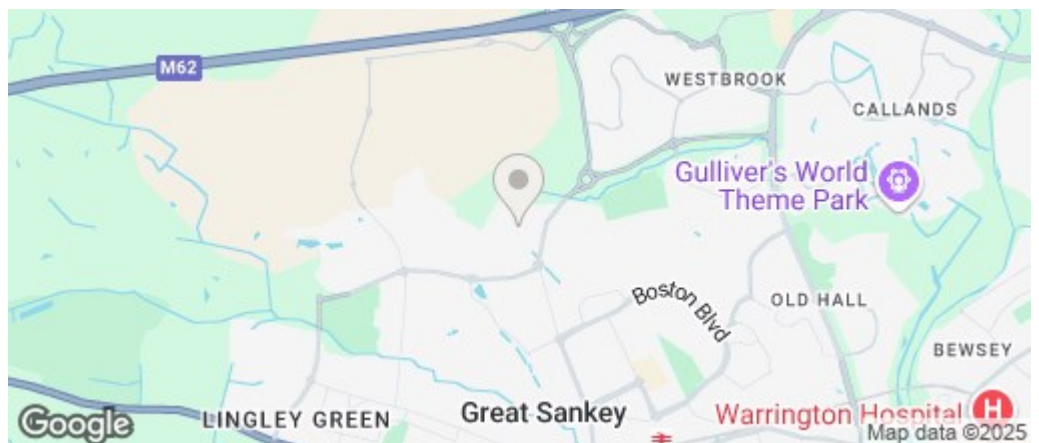


First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 99.3 sq. metres (1069.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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