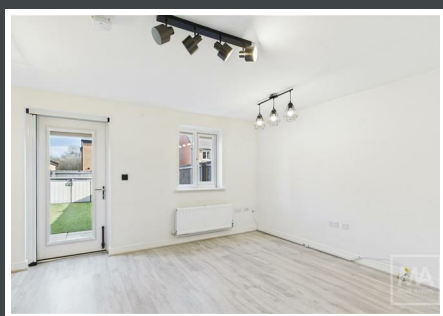




Bravo Way, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Beautifully Presented
- Close to Local Schools
- Freehold Title
- First Time Buyers
- Three Bedrooms
- Lovely Garden
- Move In Ready!
- Driveway Parking
- *Price to reflect 20% discount on full market value*

INTERIOR

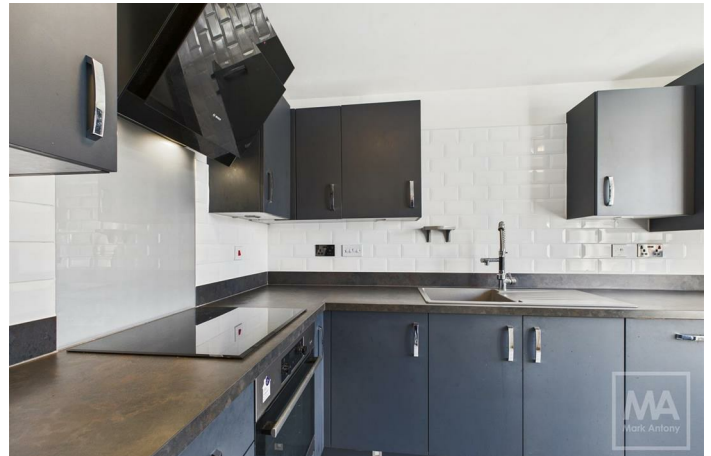
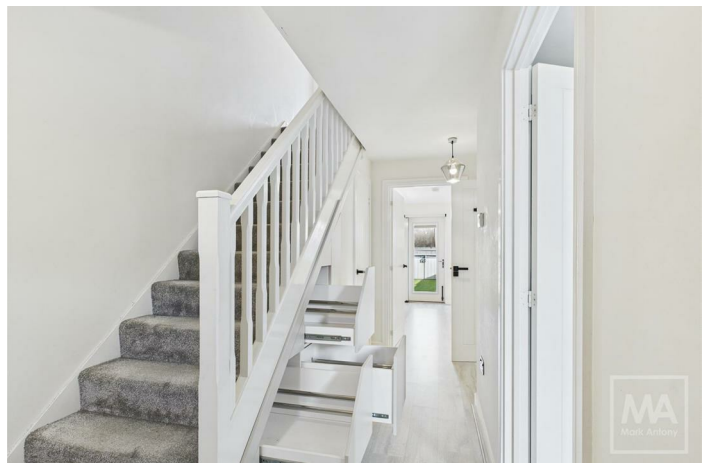
This beautifully presented home is a true gem, featuring a modern kitchen, perfect for culinary enthusiasts and family gatherings. The light and airy lounge offers a welcoming space for relaxation and entertaining, with large windows that flood the room with natural light. The property boasts three well-appointed bedrooms, each designed with comfort and style in mind, providing ample space for a growing family or professionals. The stylish bathroom is equipped with contemporary fixtures and fittings, adding a touch of luxury to everyday living. Throughout the home, tasteful décor and high-quality finishes create an elegant and inviting atmosphere. This home is ideal for those seeking a comfortable, elegant living environment and is offered for sale on a 20% market value discount scheme with WBC.

GARDEN

This low-maintenance garden is designed for ease and enjoyment, featuring high-quality artificial grass that stays lush and green year-round without the need for mowing or watering. The front of the property offers two convenient parking spaces, ensuring ample room for vehicles. The garden's layout is both practical and aesthetically pleasing, providing a perfect outdoor space for relaxation and leisure activities. Ideal for those seeking a beautiful, hassle-free garden experience.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



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.

***Buyers will be required to proceed through qualification with WBC before submitting a formal offer*

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

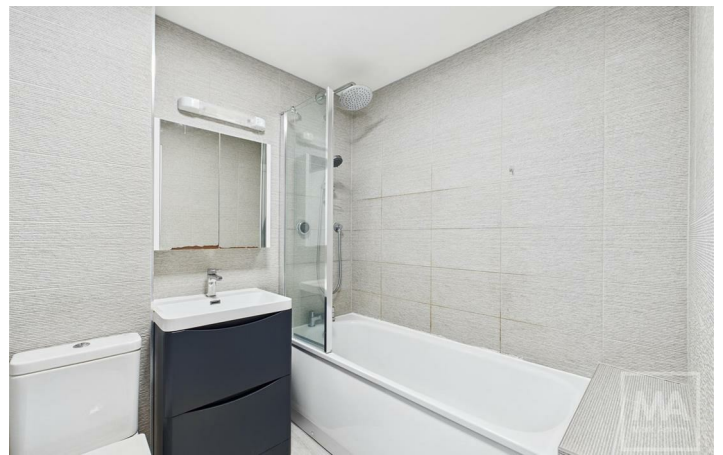
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

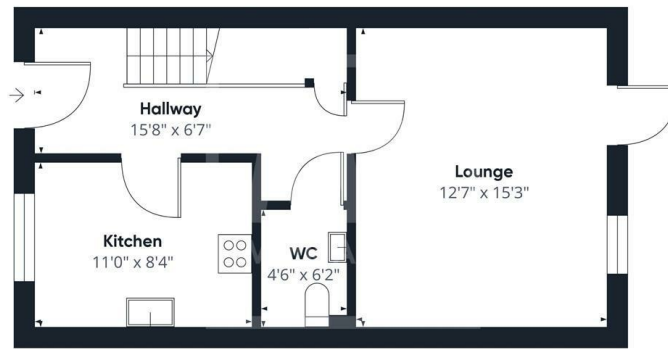
Items may be available under separate negotiation.





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



Floor 1

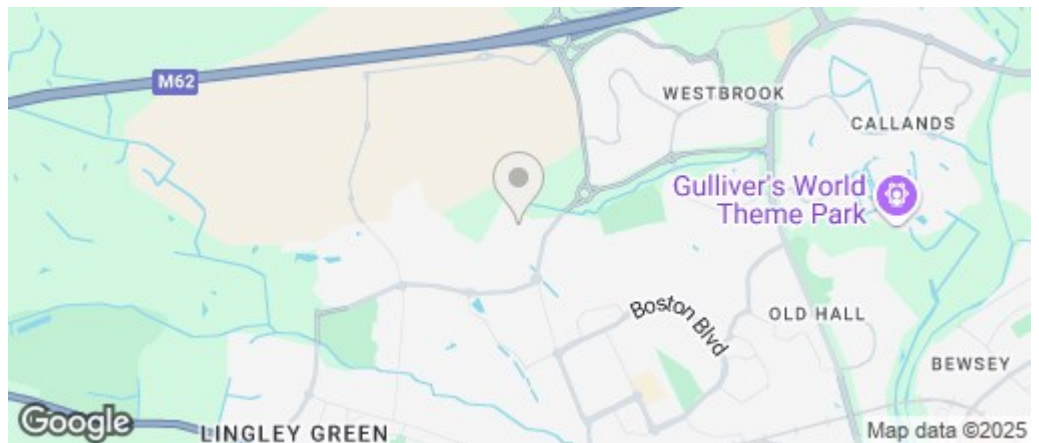


Approximate total area⁽¹⁾
822.26 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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