



Shepherds Grove, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached Home
- Four Bedrooms
- Open Plan Kitchen/Diner
- Beautiful Garden
- Close to Amenities
- Modern Interior
- Elegant Lounge
- High Standard
- Freehold
- Close to Schools



DESCRIPTION

A stunning and exquisite semi detached family home, is located in the highly desirable area of Great Sankey. Set over three floors, this home celebrates four bedrooms, a gorgeous lounge, an open plan kitchen/diner, and has been finished to a very high standard. This home offers a perfect blend of elegance, comfort, and functionality.

Entry into this modern home is via the hallway, leading you through the kitchen/dining room, positioned to the front of the property. The kitchen boasts integrated appliances and a generous dining space. The elegant lounge is set to the back of the house, and has been fitted with a gorgeous media wall, accompanied with an integrated electric fire. This room welcomes you with a sense of sophistication, as well as entry to the well presented private rear garden. Completing the downstairs is a WC and additional storage.

Home to the first floor is bedrooms two, three and four as well as a family bathroom. Bedroom two benefits from built in wardrobes. To the second floor is bedroom one, presenting a fabulous walk in wardrobe and an en-suite. The entire house has been fitted with Amtico flooring, continuing with the sleek and modern feel throughout.



GARDEN

This family home enjoys a very well maintained private rear garden. This garden enjoys a blend of lawn and patio area, and also celebrates a decking area which is great for outdoor furniture and a great space to enjoy with family and friends. The current owner has a gorgeous fire within her outdoor table, creating a warm and inviting atmosphere. To the front of the property is driveway parking, as well as a garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.18m x 2.60m Kitchen/Dining Room
- 4.54m x 4.72m Lounge
- 2.01m x 0.89m WC
- 5.90m x 3.00m Garage

FIRST FLOOR

- Landing
- 3.75m x 4.72m Bedroom Two
- 3.15m x 2.50m Bedroom Three
- 2.14m x 2.12m Bedroom Four
- 3.08m x 2.50m Bathroom

SECOND FLOOR

- 4.15m x 3.62m Bedroom One
- 2.50m x 2.12m En-suite
- 2.50m x 2.50m Walk-in Wardrobe



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: 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 10 minute walk
- Gemini Retail Park 6 minute drive
- Warrington Town Centre 4 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



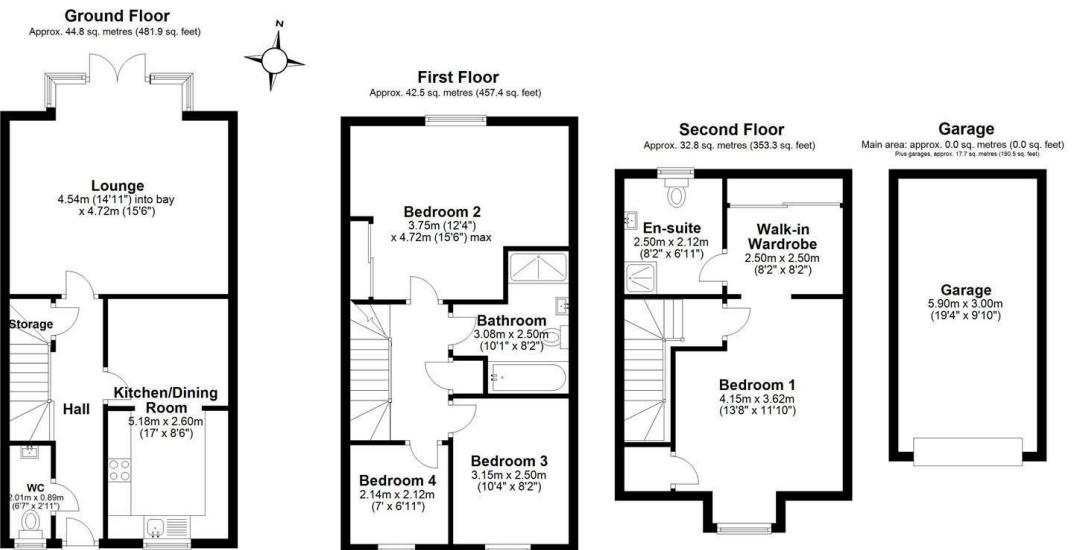
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: D
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

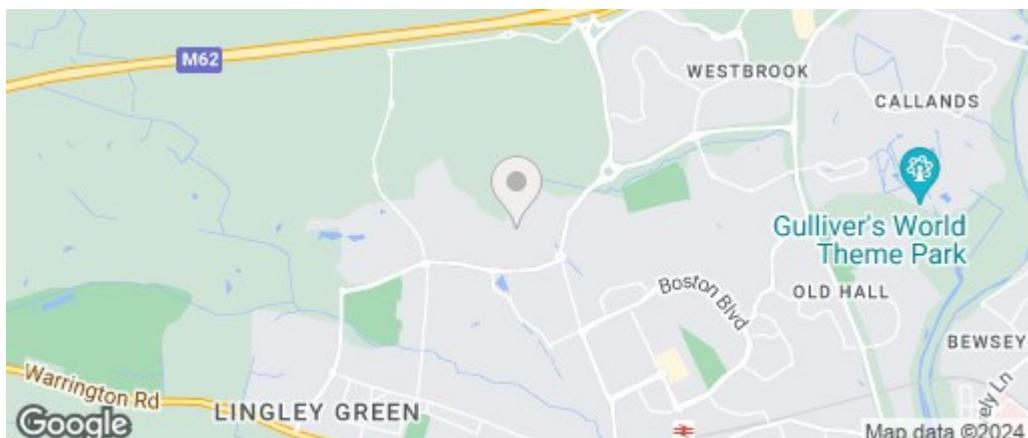
Contents, Fixtures and Fittings

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





Main area: Approx. 120.1 sq. metres (1292.6 sq. feet)
Plus garages: approx. 17.7 sq. metres (190.5 sq. feet)



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.

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

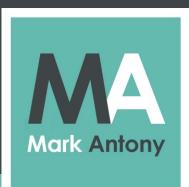
VIEWING ARRANGEMENTS

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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