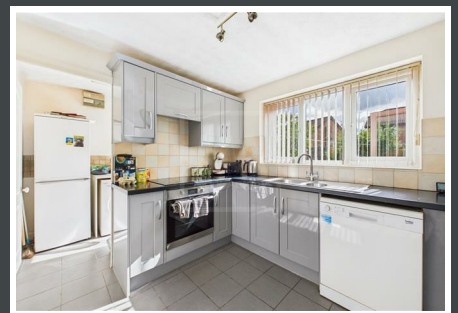
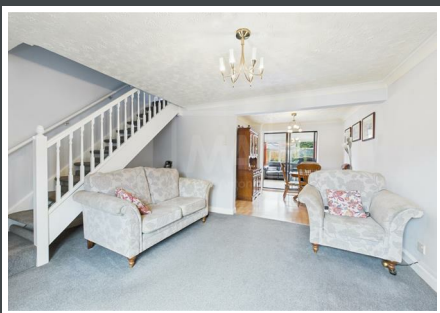




Fairhaven Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Freehold Title
- Sunroom
- Utility Room
- Desirable Location
- Detached Home
- Double Driveway
- Private Garden
- Family Home
- Close To Amenities

INTERIOR

Now available to view we welcome this charming four bedroom detached to market. Beautifully presented in neutral tones throughout, this home welcomes you with a bright hallway and a convenient downstairs WC located just off the entrance hall. Step out of the hallway and into the spacious open-plan living and dining area, which features large windows allowing for array of natural light to flood this space whilst providing bright access to the beautiful sunroom that overlooks the garden. The ground floor also boasts a stylish kitchen and adjoining utility room, both thoughtfully designed and well appointed with a range of integrated appliances, providing a practical and elegant space for everyday living.

Upstairs features the four bedrooms and the primary bathroom, with a generous bathtub and attractive tiling. The spacious master bedroom features its own en-suite bathroom and a built-in wardrobe adding a sense of luxury to this space. Bedroom two will comfortably accommodate a double bed and additional furniture to bring your design ideas to life. Bedrooms three and four are versatile spaces that can be utilised as children's bedrooms or a home office.

GARDEN

To the rear of the property you will find a large lawn with lush greenery. A paved seating area offers a welcoming spot for relaxing or dining outdoors. The mix of open space and mature shrubbery creates a balanced, tranquil atmosphere, perfect for enjoying nature.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private
- 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

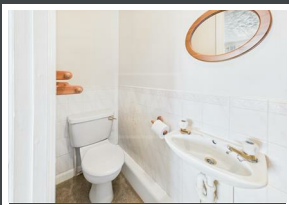
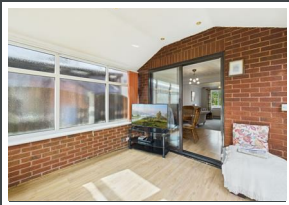
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

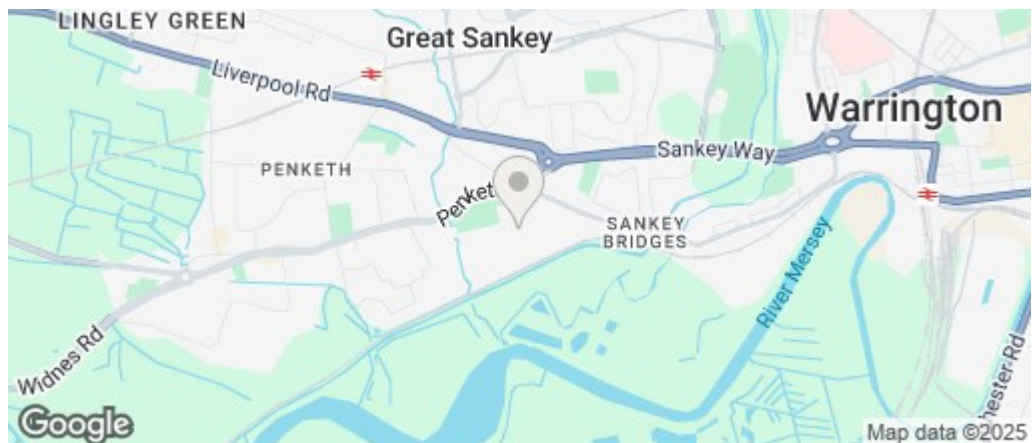
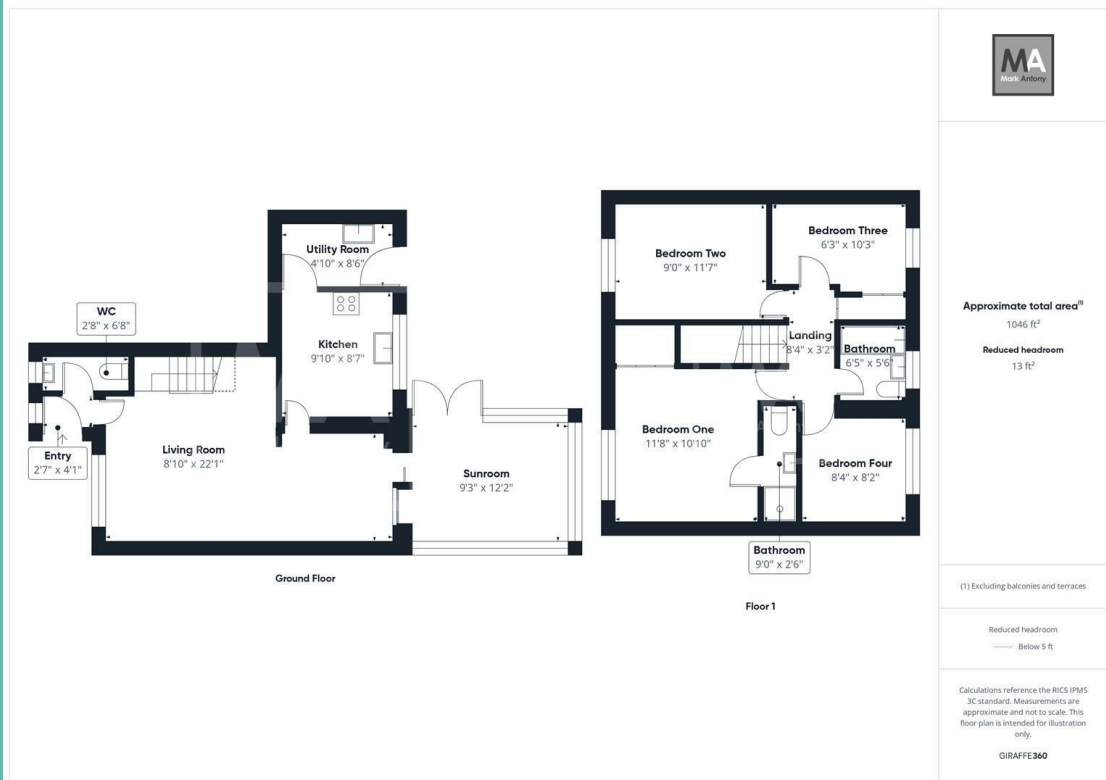
Items may be available under separate negotiation.





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.



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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