



# Lavender Gardens, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi Detached Home
- Three Bedrooms
- Three Storey
- Ample Living Space
- Light and Airy
- South Facing Garden
- Well Maintained
- Driveway Parking
- Garage
- Convenient Location

## INTERIOR

Upon entering, you are greeted with the well-appointed kitchen and dining room provide an ideal setting for family meals and entertaining guests. The spacious lounge, is set to the back of the property and boasts patio doors leading to the south-facing garden, allowing the natural light to flood the room, and seamlessly combine indoor and outdoor living. Completing the downstairs is a WC.

The first floor features two generously sized bedrooms, both capable of accommodating double beds. Bedroom two benefits built-in wardrobes, providing ample storage space. Additionally, a study is available on this level, which could easily be transformed into dressing room, or adapted to suit your personal needs. Completing this floor is a modern shower room. The second floor is dedicated to the master bedroom, which comes complete with its own En-suite bathroom, offering a private and relaxing space.

## GARDEN

Outside, the south facing garden is a delightful blend of artificial lawn and patio, creating an inviting outdoor space perfect for summer gatherings or quiet evenings. With parking available for multiple vehicles, this property is also close to great schools and Warrington Town Centre.

## SERVICES

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

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



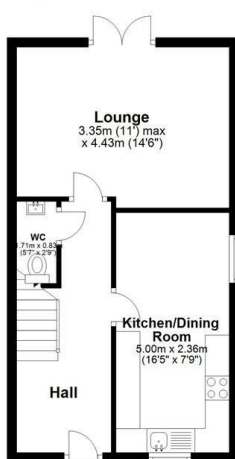




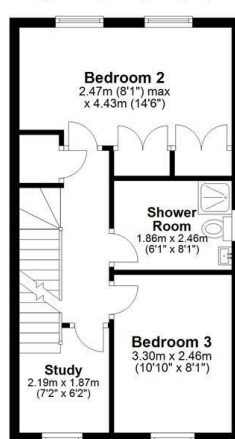
## IMPORTANT NOTICE

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.

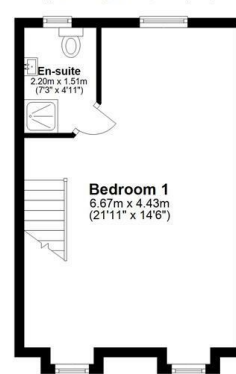
**Ground Floor**  
Approx. 37.4 sq. metres (402.9 sq. feet)



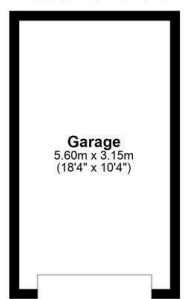
**First Floor**  
Approx. 37.4 sq. metres (402.9 sq. feet)



**Second Floor**  
Approx. 30.2 sq. metres (324.7 sq. feet)



**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 17.6 sq. metres (189.9 sq. feet)



Main area: Approx. 105.0 sq. metres (1130.6 sq. feet)  
Plus garages: approx. 17.6 sq. metres (189.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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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