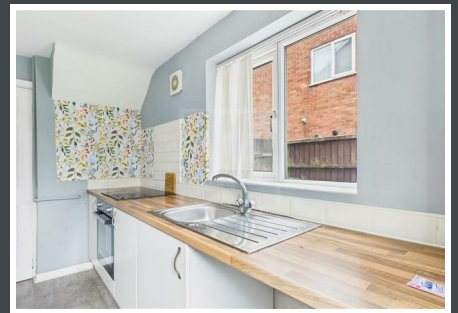




Park Road, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Sought After Location
- Close to Local Schools
- Driveway Parking
- Modern Décor
- Three Bedrooms
- First Time Buyers
- Freehold
- Open Plan Feel
- Great Transport Links

INTERIOR

Step into this charming three-bedroom home, where natural light floods the open-plan living and dining area, creating a warm and welcoming space for family gatherings. The seamless flow leads to a delightful sunroom, perfect for morning coffee or relaxing afternoons basking in the light. The kitchen, tucked neatly beside the dining space, offers convenience and functionality. Upstairs, three well-proportioned bedrooms provide comfort and privacy, each designed with restful retreats in mind. The family bathroom, stylish and practical, completes this level, ensuring convenience for busy mornings.

This home combines modern open-plan living with cozy personal spaces, ideal for families or those seeking balance between sociability and serenity. Every room tells a story of light, space, and effortless charm, making it easy to envision a life well-lived within its walls.

GARDEN

Extending seamlessly from the sunroom, the garden is a tranquil oasis, predominantly laid to lawn, offering a generous space for outdoor enjoyment. A stylish patio invites family gatherings, alfresco dining, and relaxing summer evenings under the open sky. Enhancing both practicality and convenience, a garage provides ample storage or secure parking, while the front of the property features a spacious driveway, accommodating multiple vehicles with ease.

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

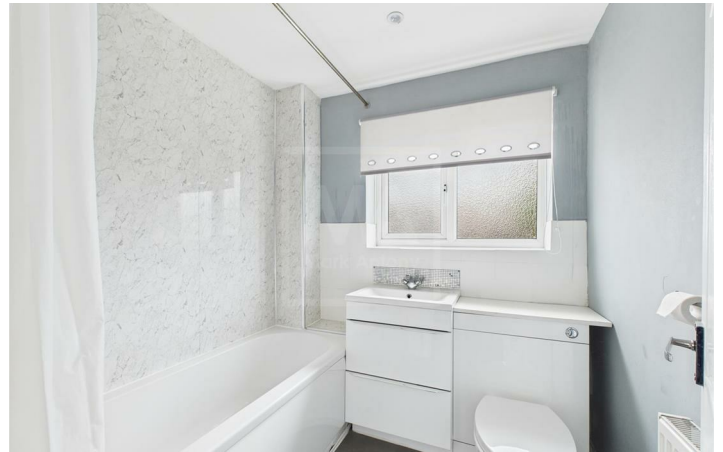
Tenure: Freehold

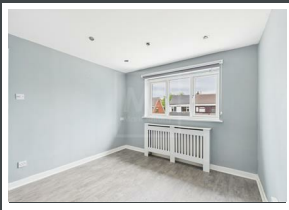
(Property tenure to be confirmed by solicitors)

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

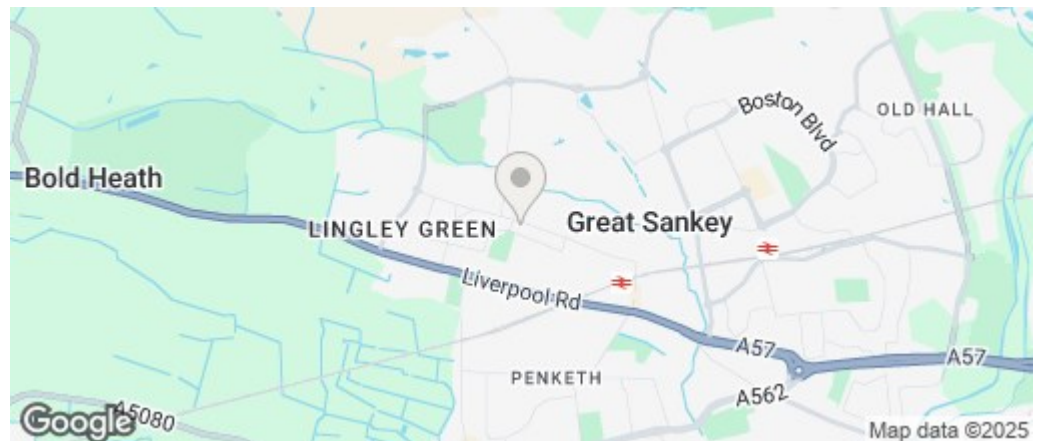


Approximate total area⁽¹⁾
827 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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