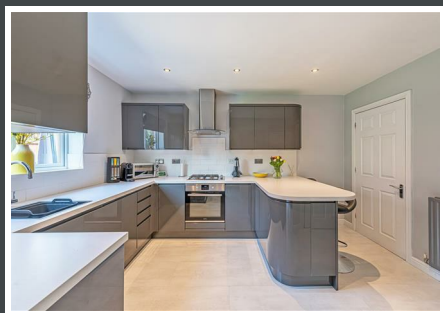




# The Lees, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached
- Stunning Interior
- Large Driveway
- Modern Kitchen
- Light and Airy Throughout
- Family Home
- Close to Schools
- Beautiful Garden
- Double Garage
- Freehold

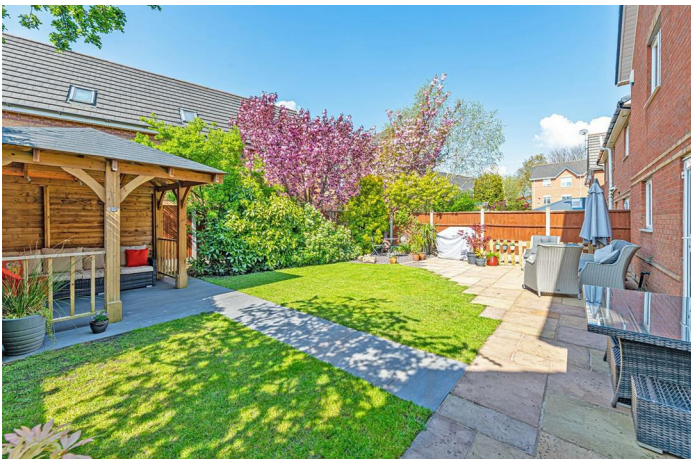
## DESCRIPTION

A fantastic opportunity to purchase a five bedroom detached home situated in the perfect spot, set back from the road. The property has been finished to an impeccable standard and is a credit to the current owners. This home celebrates a beautiful garden as well as a modern kitchen/breakfast room and separate lounge, dining room and family room. This home is ideal for busy family life..

Entry into the home is via the welcoming hallway which provides access to all areas of the property. The lounge is to the rear and looks out to the gorgeous garden. There is a modern kitchen/breakfast room as well as a separate dining room. To the front is a family room which creates a versatile space that could be used as an office, gym or playroom. Down stairs is also home to a WC and a handy utility room. The garage has internal access. To the first floor, both bedroom one and two celebrate en-suites. There are three further fantastic size bedrooms as well as a family bathroom.

## THE GARDENS

Sitting back from the main road the front aspect of this property is surrounded by mature shrubbery which offers ultimate privacy. There is a large driveway which provides parking for multiple cars as well as double garage. The rear enjoys a West facing garden which benefits from the sun throughout the afternoon and in to the summer evening. The beautiful garden is perfectly finished with a laid to lawn area as well as seating areas which creates the perfect place for entertaining guests and alfresco dining.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.15m x 4.26m Lounge
- 2.93m x 3.39m Family Room
- 3.88m x 3.00m Kitchen
- 2.91m x 2.57m Dining Room
- 2.07m x 1.20m Utility Room
- 2.07m x 0.90m WC
- 5.39m x 5.14m Double Garage

### FIRST FLOOR

- Landing
- 3.88m x 3.63m Bedroom One
- 1.26m x 2.22m En-suite
- 2.93m x 4.72m Bedroom Two
- 1.29m x 2.22m En-suite
- 3.41m x 3.23m Bedroom Three
- 2.57m x 3.23m Bedroom Four
- 2.58m x 2.97m Bedroom Five
- 2.57m x 2.00m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 74Mb (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 1 mile walk
  - Gemini Retail Park 5 minute drive
  - Warrington Town Centre 4 miles
  - Manchester Airport 21 miles via M56
  - Manchester City Centre 20 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

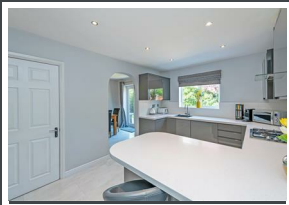
**Local Authority:** Warrington Borough Council  
**Council Band:** F  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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



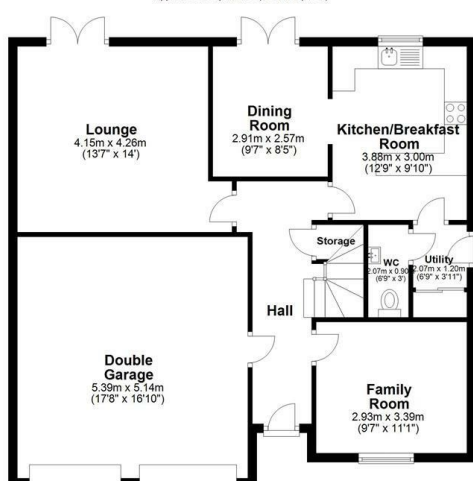




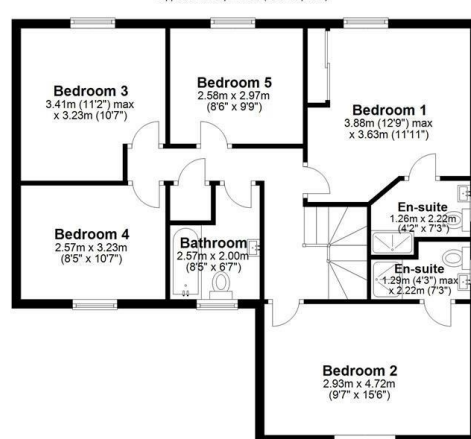
## IMPORTANT NOTICE

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.

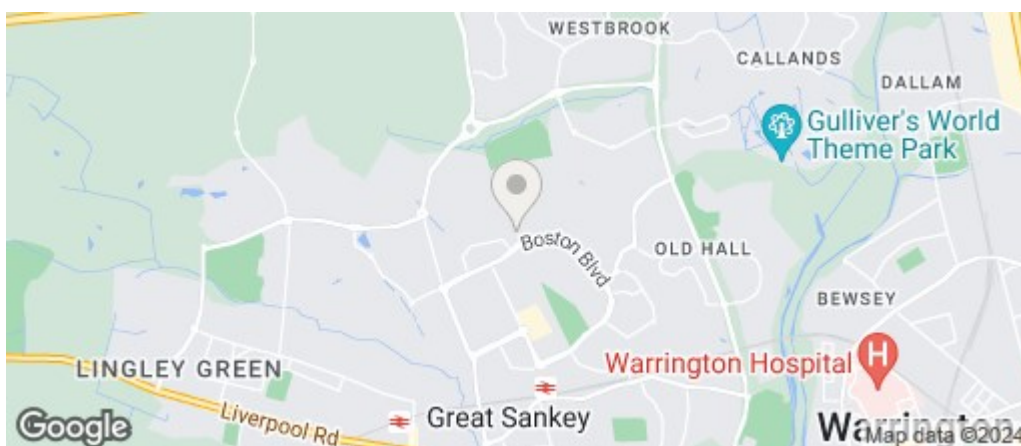
**Ground Floor**  
Approx. 93.0 sq. metres (1001.4 sq. feet)



**First Floor**  
Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 168.1 sq. metres (1809.5 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	72	84
<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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