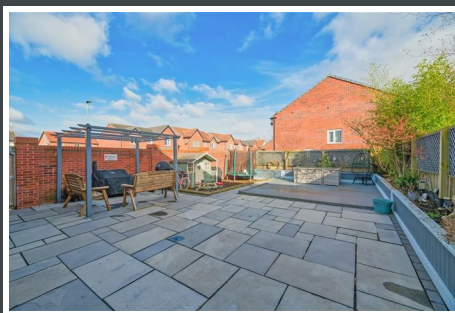
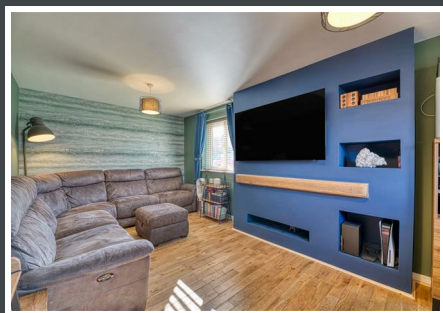




Hallington, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Detached Property
- Modern Decor
- Driveway Parking
- Close To Schools
- Sought-After Location
- Family Home
- Two Bathrooms
- Close To Amenities
- Large Garden

INTERIOR

Now available to view we proudly welcome this stunning three bedroom detached home that sits proudly on a spacious corner plot offering both privacy and curb appeal. Upon entering you are welcomed into a spacious living room boasting a feature media wall and ample space for your furniture desires. The heart of this home is the open-plan kitchen diner featuring sleek cabinetry, integrated appliances and patio doors leading to the low maintenance garden. The ground floor concludes with a handy WC and separate utility room. As you ascend the staircase you will find three great sized bedrooms providing comfortable living for family or guests. Bedroom One boasts a private En-suite bathroom and large windows that allow for array of natural light to fill this space. The additional bedrooms offer flexibility for family living or a home office - these rooms share a modern family bathroom.

GARDEN

To the side of the property you will find a spacious low maintenance garden featuring paving stones, a separate area for children's play and well-kept borders with plants adding charm to this space. Parking can be found to the side of this home via the driveway.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin Media)



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

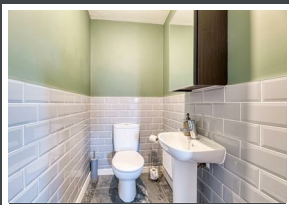
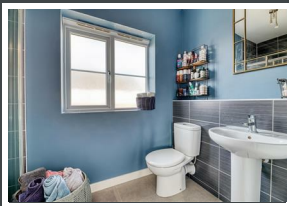
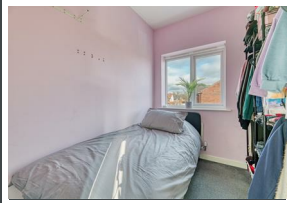
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

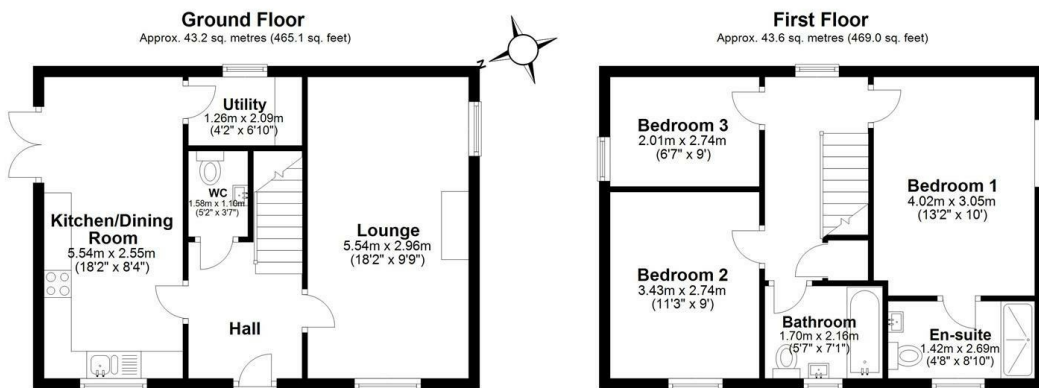
Items may be available under separate negotiation.





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.



Total area: approx. 86.8 sq. metres (934.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070