



# Cromdale Way, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Sought After Location
- Converted Garage
- Spacious Garden
- Close to Local Schools
- Lovely Walks Nearby
- Freehold
- Driveway Parking
- Modern Kitchen
- Ready Made Home

## DESCRIPTION

This fantastic, well presented property is perfectly positioned in a sought after area of Great Sankey. Comprising of three bedrooms, two reception rooms, a spacious garden and has the added benefit of a converted garage. Being within close proximity to the local schools and great transport links nearby with Warrington West and Sankey for Penketh train station within a short distance, this home is ideal for first time buyers.

Access into this wonderful home is via a hallway leading into the spacious lounge boasting neutral décor and a cosy fireplace, perfect for family nights in. The modern and stylish kitchen is set to the back of the property and offers a dining space and access to the garden, which boasts the ambiance of indoor/outdoor living. Completing the ground floor is a converted garage which is currently being used as an office and a playroom.

To the first floor, you are presented with three spacious bedrooms and a three piece family bathroom.

## GARDEN

Leading from the kitchen and office, this wonderful home extends into garden. Celebrating the perfect blend of a patio area and lawn, this outdoor space has something for all the family to enjoy, whether it be summer BBQ's or simply enjoying a morning coffee in the sunshine. To the front of this property there is a driveway suitable for multiple cars and on road parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.10m x 4.48m Lounge
- 3.14m x 4.50m Kitchen/Dining Room
- 3.24m x 2.16m Office
- 3.04m x 2.16m Playroom

### FIRST FLOOR

- Landing
- 4.45m x 2.58m Bedroom One
- 2.79m x 2.54m Bedroom Two
- 2.91m x 1.87m Bedroom Three
- 1.82m x 1.87m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 250Mb (Via Virgin)



## LOCATION - GREAT SANKEY

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 15 minute walk
- Great Sankey High School 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 15 miles via M62
- Manchester Airport 23 miles via M56
- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)



## 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. These items may be available under separate negotiation.



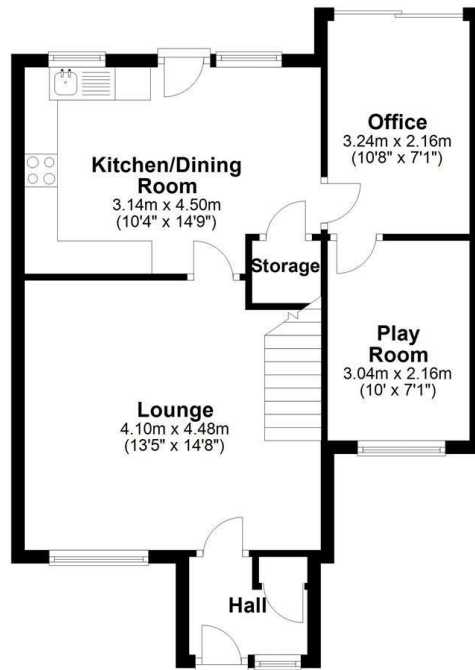


## IMPORTANT NOTICE

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.

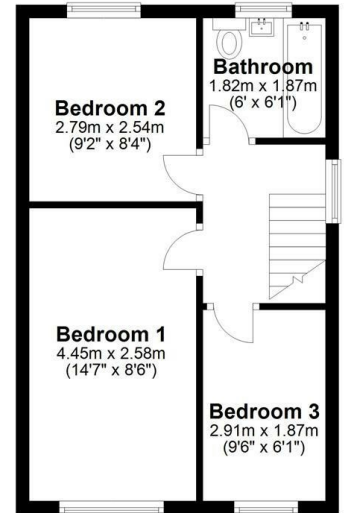
### Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)

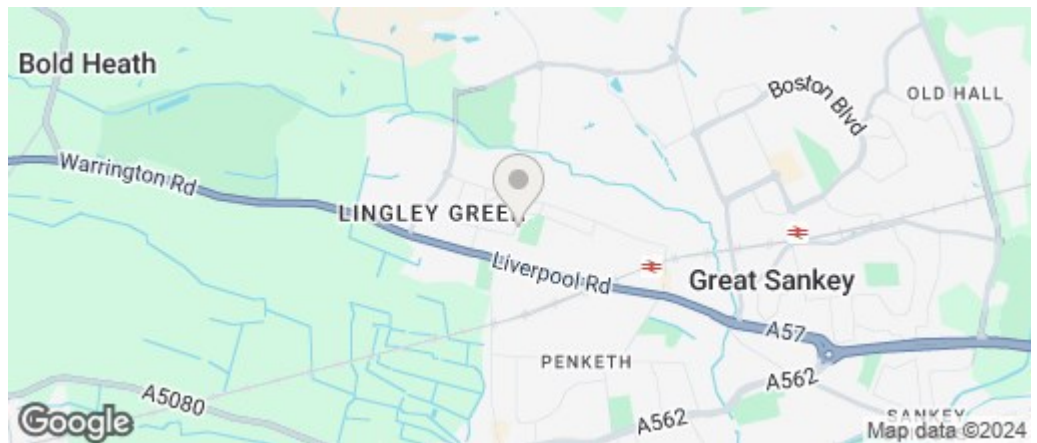


### First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 83.5 sq. metres (898.8 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		
<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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