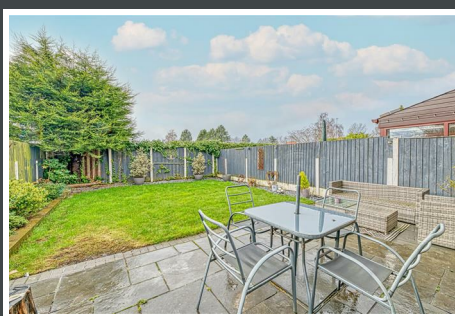




Billington Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- South West Facing Garden
- Great Location
- Ready To Move In To
- Well Maintained
- Three Car Driveway
- Two Bedrooms
- Neutral Decor
- Close to Schools
- Private Garden
- Quiet Cul-De-Sac

DESCRIPTION

A stunning two bedroom semi-detached family home, offered for sale in the desirable location of Great Sankey. This modern abode seamlessly blends style and functionality, offering a perfect sanctuary for those who appreciate the finer things in life. Showcasing an attractive kitchen, overlooking a lovely garden, two bedrooms and a neutral colour palette throughout. Located close to great motorway links, local schools and amenities, this is a fabulous move-in ready home.

As you enter, you are welcomed into the hallway which leads to the beautifully bright lounge with a large window, creating an inviting reception room with ample space for all the family. The open kitchen/dining room boasts a modern and bright kitchen with French doors leading into the south-West facing garden, offering a seamless connection between indoor and outdoor living space. Upstairs, there are two good-sized bedrooms and a modernised family bathroom.

GARDEN

This family home offers an attractive outdoor space with a landscaped and well-manicured garden, perfectly designed for entertaining and lazy Sunday afternoons. This private, South-West facing garden enjoys the sun throughout the day and provides a private and relaxing setting for all the family to enjoy. To the front there is off-road parking for two vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.74m x 3.58m Lounge
- 2.64m x 4.54m Kitchen/Dining Room
- 2.10m x 0.86m WC

FIRST FLOOR

- Landing
- 2.97m x 3.58m Bedroom One
- 3.47m x 2.88m Bedroom Two
- 2.49m x 1.53m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 70Mb (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 minute walk
 - Gemini Retail Park 6 miles
 - Warrington Town Centre 4 miles
 - Liverpool City Centre 17 miles via M62
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 22 miles via M56
- (Distances quoted are approximate)



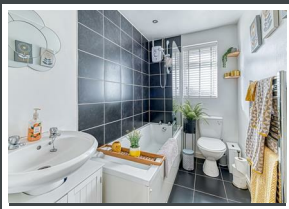
GENERAL INFORMATION

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.



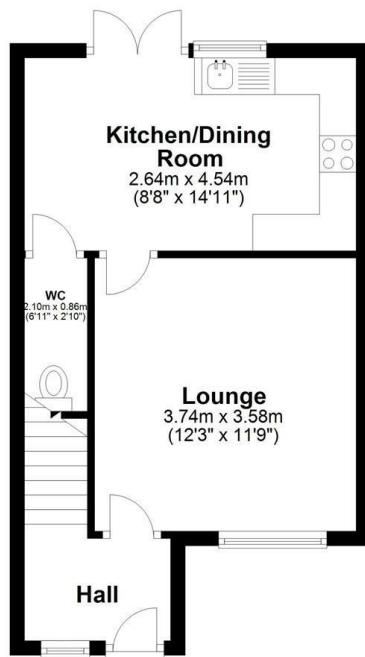


IMPORTANT NOTICE

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.

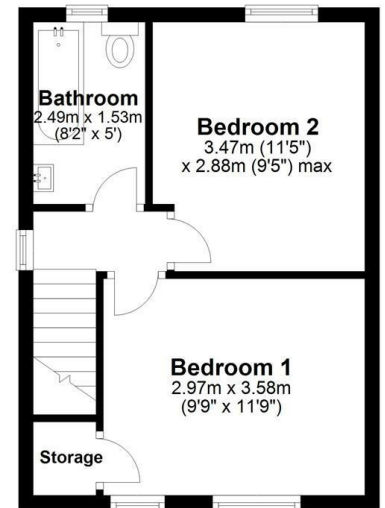
Ground Floor

Approx. 32.4 sq. metres (349.0 sq. feet)

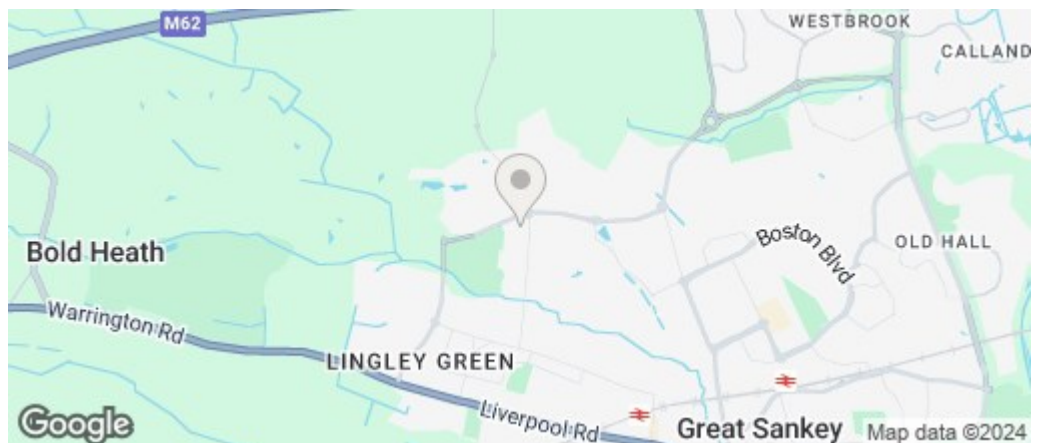


First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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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