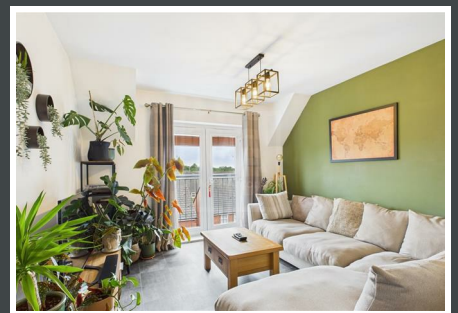
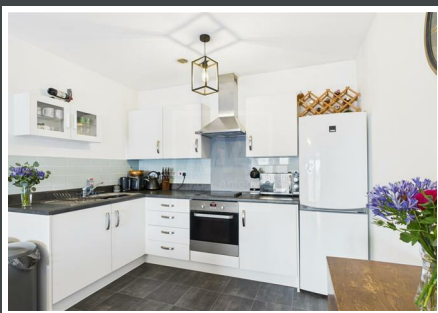




# Rose Creek Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Two Bedrooms
- Pets Allowed
- First Time Buyers
- Modern Kitchen
- Open-Plan Living
- Third Floor Apartment
- Close to Train Station
- Investors
- Two Bathrooms
- Built-in Storage

## INTERIOR

This is a charming apartment with two bedrooms and two bathrooms. Situated within the desirable suburb of Great Sankey, it provides great transport links and easy access to local amenities. The apartment is well presented throughout with attractive decoration, and an integrated storage option in the hallway. The main event of this apartment is the open-plan kitchen and living space, with integrated appliances, modern tiling and bright and airy windows. Both bedrooms will comfortably fit a double bed, with the main bedroom also offering a built-in wardrobe and convenient En-suite bathroom. Adjacent is the main bathroom featuring a bathtub with shower above. This apartment is cosy, inviting, and certainly not one to miss.

## PARKING

This apartment includes a designated parking spot, providing you with peace of mind and convenience.

## SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 100Mb (Via 4th Utility)



## 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:** Leasehold

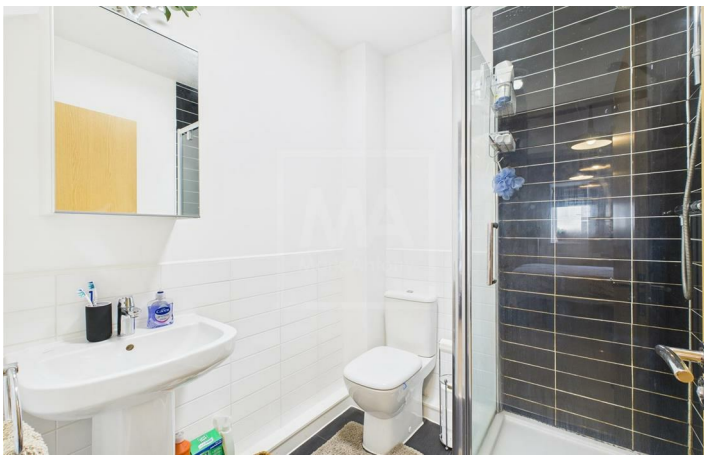
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

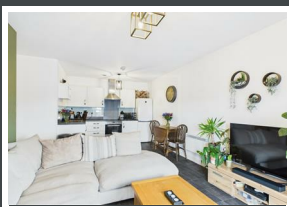
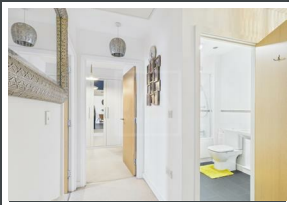
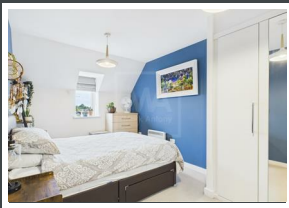
Not included in the asking price.

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.



Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>

(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) <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 |         |           |
| 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