



# Nevada Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Five Bedrooms
- Three Reception Rooms
- Driveway Parking
- Modern Décor
- Close To Amenities
- Detached Property
- Three Bathrooms
- Sought-After Location
- Family Home
- Close To Schools

## INTERIOR

Now available to view we welcome this charming property to the market. Nestled in a peaceful, sought-after neighbourhood, this charming five-bedroom detached home blends modern living with timeless elegance. The spacious, light-filled interior features an open-plan kitchen and dining area, ideal for family gatherings, complete with integrated appliances, ample storage, and stunning views of the rear garden. A spacious lounge situated to the front of the property boasts a feature fireplace and offers a welcoming retreat, while the additional lounge can act as a home study. The ground floor concludes with a handy utility, separate dining room and a wc. Upstairs you will find five bedrooms and three bathrooms. Four of the five bedrooms boast fitted wardrobes and two rooms benefit from a private En-Suite bathroom. The additional bedrooms each share a modern family bathroom.

## GARDEN

To the rear of the property, you will find a spacious garden featuring lush greenery and a separate area for al-fresco dining - this garden is perfect for all of the family to enjoy.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 500Mb (Via Vodafone)



## 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:** F

**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.

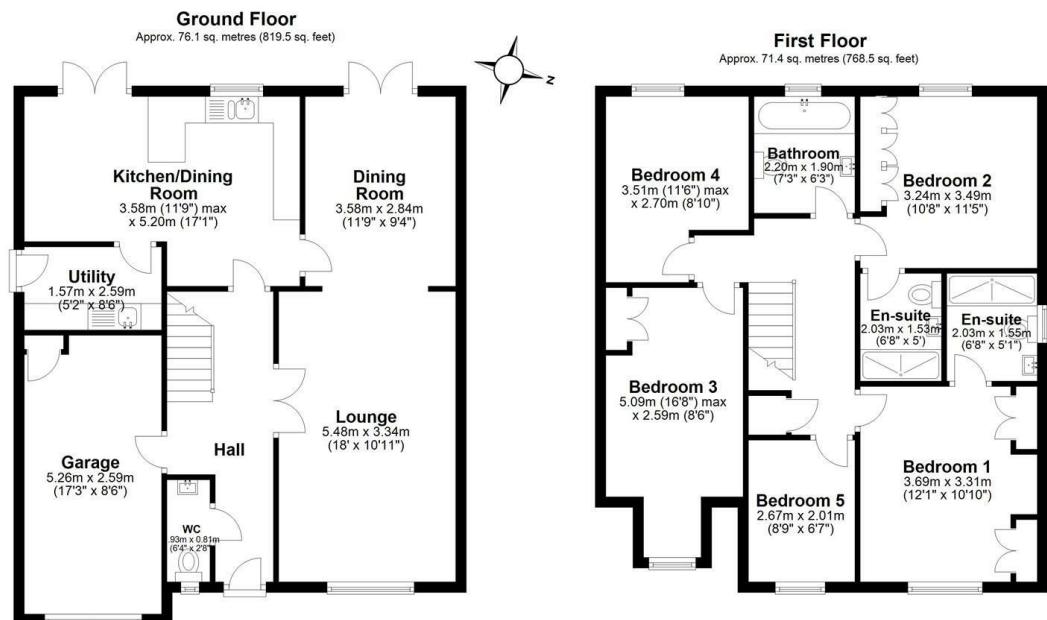


Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



## 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. 147.5 sq. metres (1588.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(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



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