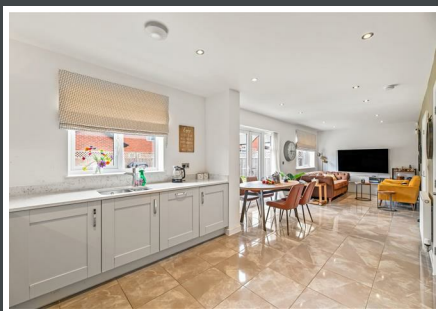




Watergrove Crescent, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedroom
- Detached Property
- Open-Plan Kitchen
- Ample Storage
- Top Rated Schools
- Three Bathroom
- Large Driveway
- Beautifully Presented
- Family Home
- Close to Transport Links

INTERIOR

Step inside this beautifully designed home through a welcoming hallway. The spacious, stylish, and cosy living room, complete with a large window that fills the space with natural light and integrated shelving for a modern touch. At the end of the hallway, the home opens into a stunning open-plan kitchen, dining, and family area, perfect for both everyday living and entertaining. A tucked-away utility room adds convenience, and elegant French doors lead out to the garden, creating a seamless indoor-outdoor flow. There's also access to the garage from the ground floor, along with a neatly placed WC under the stairs.

Upstairs, the layout features a contemporary family bathroom, four well-proportioned bedrooms, and ample storage throughout. Bedrooms one and two, both include built-in wardrobes and their own private En-suites. Bedrooms three and four are generous singles or cosy doubles, ideal as children's rooms, guest spaces, or even a home office or playroom.



EXTERIOR

The property benefits from a South facing garden, which benefits from the perfect blend of lush lawn and patio area. This is the perfect space for entertaining in the summer months. The front of the property offers a garage and driveway parking for multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

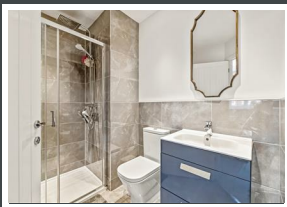
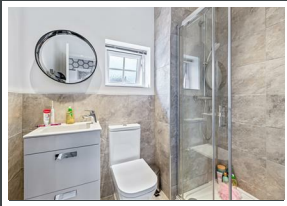
Tenure: Freehold

(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.

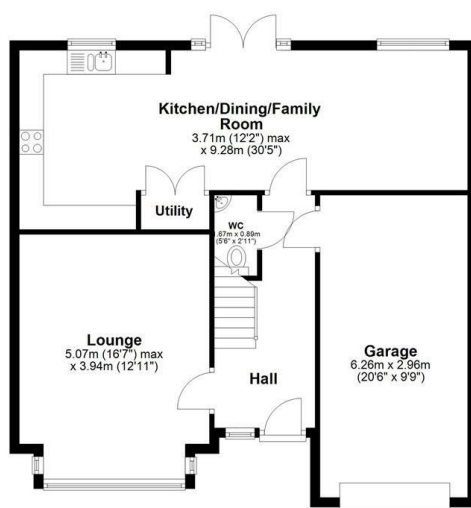




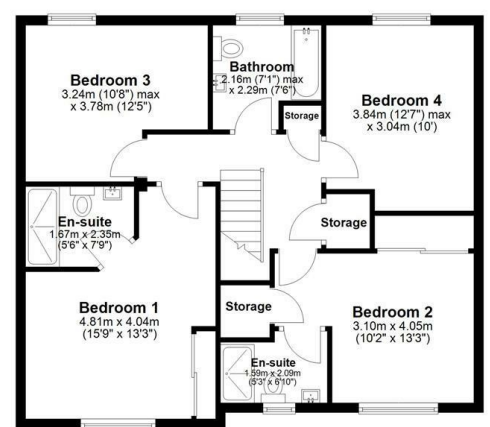
IMPORTANT NOTICE

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. 79.8 sq. metres (859.1 sq. feet)



First Floor
Approx. 73.9 sq. metres (796.0 sq. feet)



Total area: approx. 153.8 sq. metres (1655.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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



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