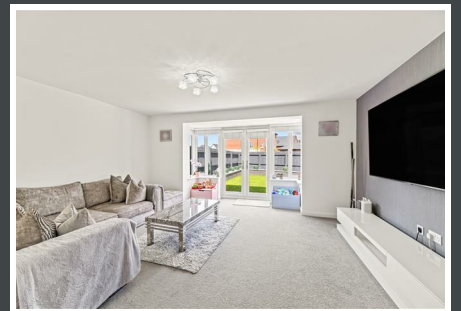




# Shepherds Grove, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedroom
- Family Home
- Open Plan
- Garage
- Private Garden
- Semi-Detached
- Neutral Modern Décor
- Freehold Tenure
- Driveway Parking
- Sought After Location

## INTERIOR

This sleek, modern, four bedroom home is not one to be missed! Set across three floors, this is a spacious and sophisticated home perfect for families. The ground floor hallway leads past under-stairs storage, a handy WC, and a stylish open-plan kitchen and dining area. The end of the hallway opens out into a large living area with a beautiful set of bay French doors leading into the garden.

The first floor features three bedrooms, the largest of which has a built-in wardrobe, and the main family bathroom with a separate bathtub and shower. The second floor is built as a master bedroom suite, with a walk-in wardrobe and En-suite bathroom, perfect for comfort and convenience. With neutral and modern décor throughout, this property is a must see!

## GARDEN

The garden is accessible through the living area or via a side gate, and is well-manicured and ready to be enjoyed! At the front of the property, there is a small and inviting front lawn bordered by bushes, and space for driveway parking at the front of the garage. Located at the end of a cul-de-sac, this property is quiet and private as well as being conveniently located close to local amenities and transport links.

## SERVICES

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



## 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:** D

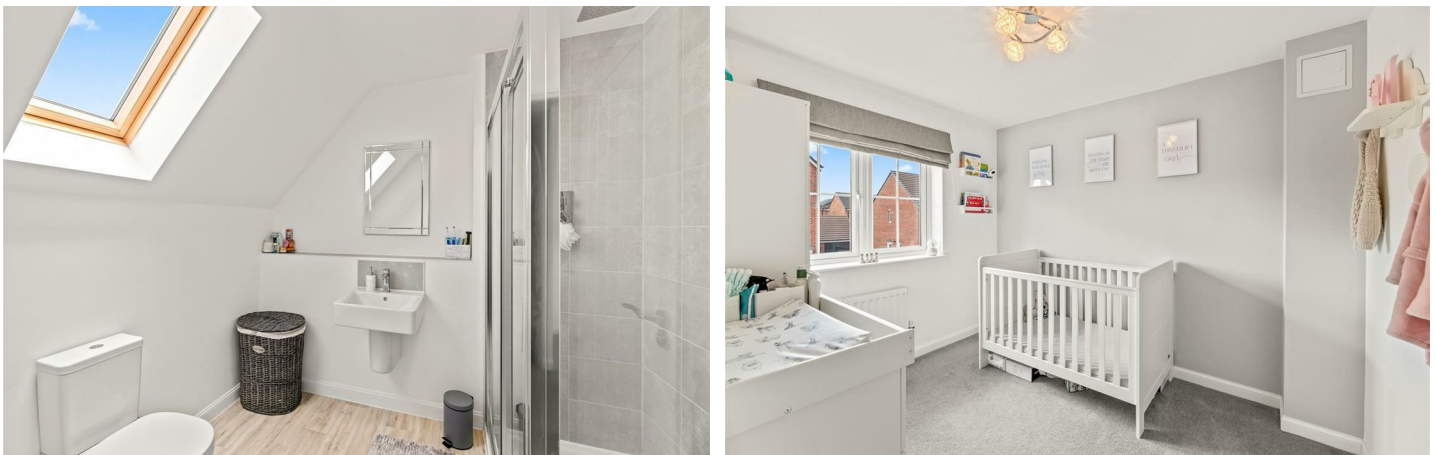
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

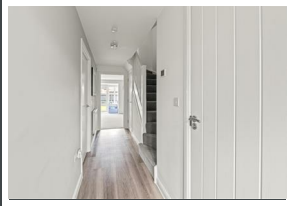
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

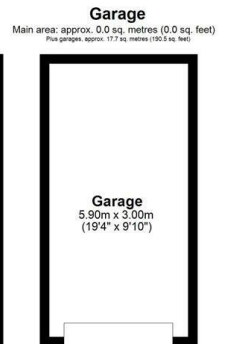
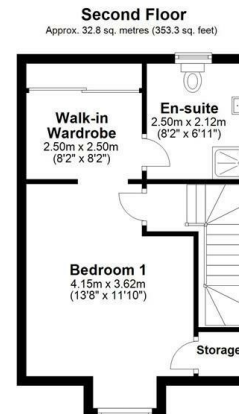
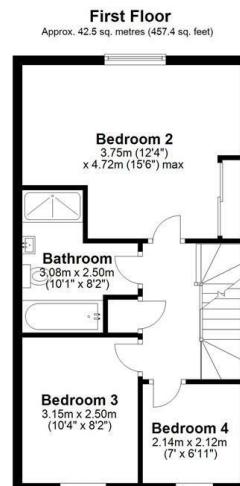
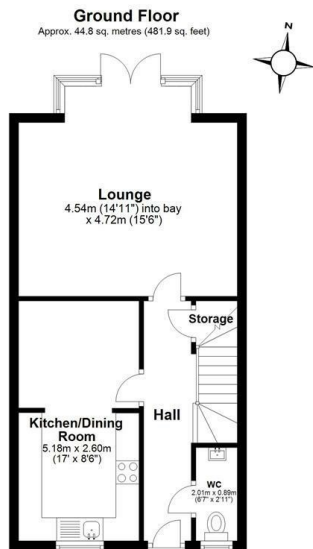




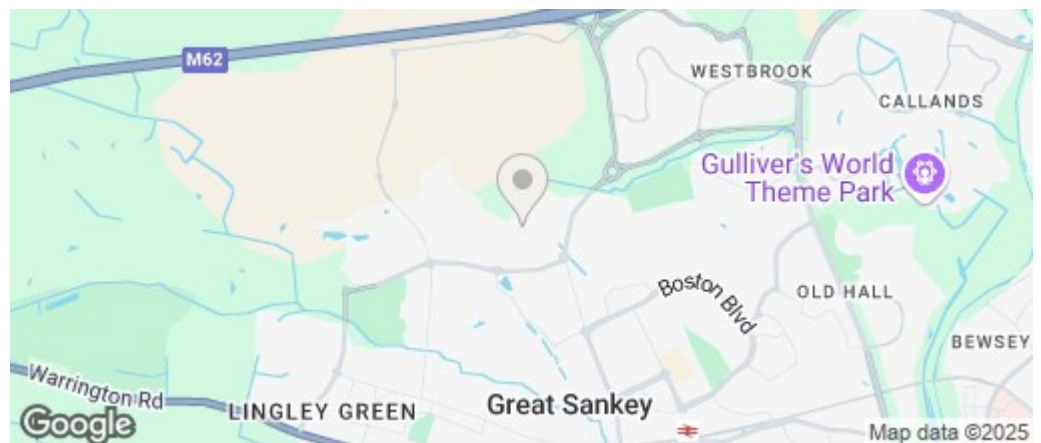


## IMPORTANT NOTICE

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.



Main area: Approx. 120.1 sq. metres (1292.6 sq. feet)  
Plus garages: approx. 17.7 sq. metres (190.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(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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