



Buckingham Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- First Time Buyers
- Three Reception Rooms
- Superb Sized Garden
- Garage
- Three Bedrooms
- Fantastic Opportunity
- Expansive Plot
- Driveway Parking
- Desirable Location

INTERIOR

Upon entering, you will find a well-designed layout featuring three reception rooms, including a comfortable lounge with a delightful bay window that invites natural light. The dining room offers a perfect setting for family meals, while the conservatory extends the living space and provides direct access to the expansive garden, ideal for outdoor entertaining or simply enjoying the fresh air. The kitchen, conveniently located on the ground floor, is functional and ready for your personal touch.

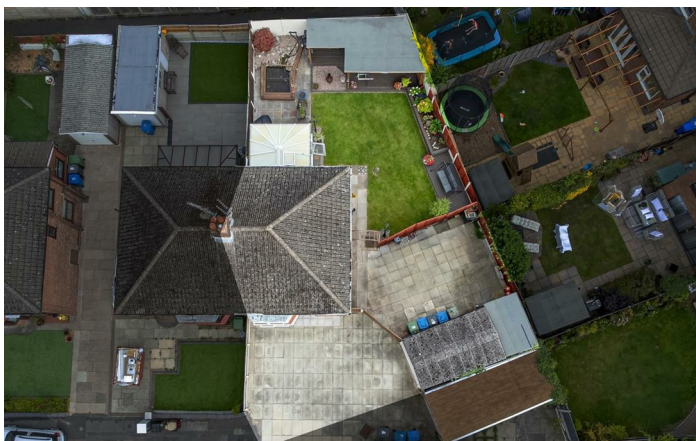
Ascending to the first floor, you will discover three inviting bedrooms. The master bedroom features another bay window, enhancing the room's charm, while the second bedroom is equipped with built-in wardrobes, providing practical storage solutions. A well-appointed shower room completes this level.

GARAGE

The outdoor space is truly a highlight of this property. The garden is predominantly laid to lawn, offering a safe and spacious area for children to play or for hosting gatherings with family and friends. A raised patio area with shelter adds to the appeal, making it a perfect spot for alfresco dining. Additionally, the property benefits from a spacious driveway that accommodates multiple vehicles, along with a garage for extra storage.

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: C

Tenure: Freehold

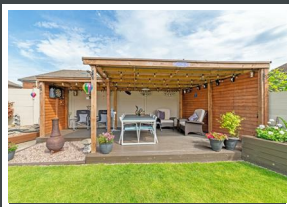
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

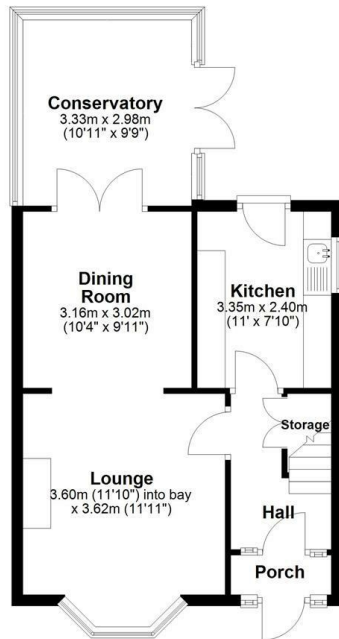




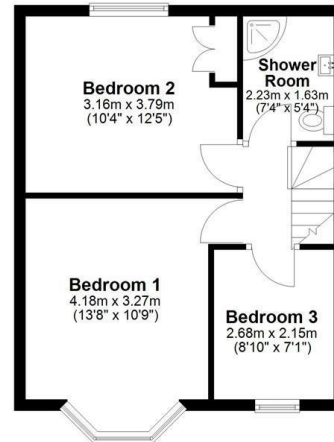
IMPORTANT NOTICE

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.

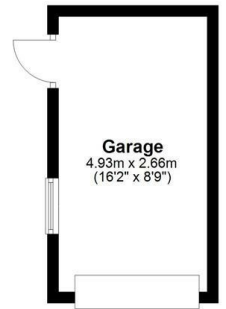
Ground Floor
Approx. 47.8 sq. metres (514.0 sq. feet)



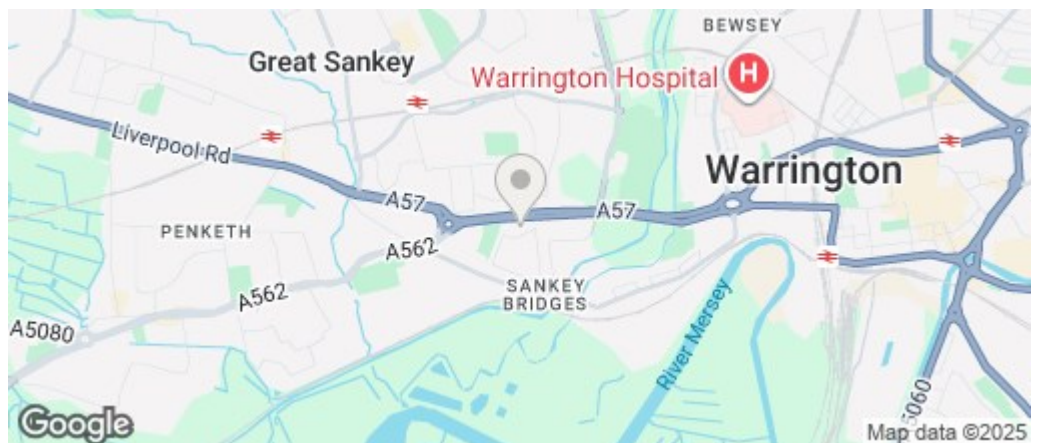
First Floor
Approx. 38.1 sq. metres (410.4 sq. feet)




Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.2 sq. feet)



Main area: Approx. 85.9 sq. metres (924.4 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.2 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	65	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070