



Snowberry Crescent, Sankey Bridges Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Fantastic Location
- ❑ Five Bedrooms
- ❑ Spacious Reception Rooms
- ❑ Three Storey
- ❑ Open-Plan Kitchen / Diner
- ❑ Integrated Kitchen Appliances
- ❑ Landscaped Garden
- ❑ Two En-Suites
- ❑ Integral Garage Access
- ❑ Local Amenities Nearby



DESCRIPTION

Presenting a fabulous five bedroom detached home, set over three storeys. Situated within a prime location within Sankey Bridges, this property provides an abundance of living space and lots of storage. Viewings are highly recommended.

Entrance into this wonderful home provides access to a vibrant downstairs WC, spacious bay-fronted lounge with wooden laminate flooring and gas fire, and a large kitchen / diner with oak wooden beams, integrated Bosch kitchen appliances with access to the rear garden and a large storage room under the stairs.

The first floor comprises of four bedrooms, with plenty of space for wardrobes / storage, a large family shower room and en-suite to the second bedroom to the front of the property. The third floor, solely for the main bedroom, provides a light and airy setting, with skylight windows and an en-suite with vinyl flooring and cubicle shower. The garage can be access via the front of the property and the rear.

GARDEN

Entrance to the garden can be accessed through the patio doors off the kitchen / dining room. There you will find a peaceful setting, boasting plenty of light throughout the day, whilst providing lots of privacy from neighbouring properties. Recently landscaped by the current owners, the garden consists of patio and lawn area with raised flower beds for extra scenery, perfect for entertaining guests and Alfresco dining. There is also access to the garage and side of the property, with an outdoor water top and garden shed.



GENERAL INFORMATION

Local Authority:	Warrington Borough Council
Council Tax Band:	E
Ground Rent:	£356pa
Lease Remaining:	984 Years
Tenure:	Leasehold (To be confirmed by Solicitors.)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

LOCATION

Sankey Bridges is located between Warrington Town Centre and Penketh. The area was once home to a set of locks on Sankey Canal, the first artificial canal in the UK, built during the industrial revolution. Steeped in history, the canal is now surrounded by Sankey Valley Park, home to plenty of walking and cycling routes. The area boasts a range of great facilities, including a David Lloyd Health Club, an indoor skate park and a youth centre. There's also a range of shops, food outlets and pubs within easy reach and the area benefits from being in close proximity to some of Warrington's most highly regarded schools. Sankey Bridges is serviced by excellent public transport connections and is a short drive away from the M62.

DISTANCES

- Warrington Town Centre 1 mile walk
- Manchester Airport 18 miles via M56
- Manchester City Centre 24 miles via M62
- Liverpool City Centre 19 miles via M62
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.18m x 3.95m
- Kitchen / Dining Room 3.72m x 5.41m
- WC 1.40m x 1.59m
- Garage 6.01m x 2.82m
- Storage

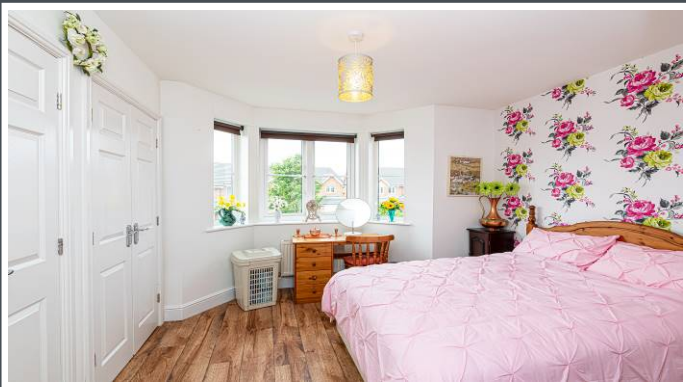
FIRST FLOOR

- Bedroom Two 3.87m x 3.33m
- En-Suite 1.50m x 1.69m
- Bedroom Three 2.73m x 3.48m
- Bedroom Four 3.42m x 1.83m
- Bedroom Five 2.54m x 2.48m
- Shower Room 2.05m x 2.48m
- Storage

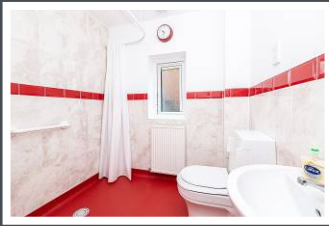
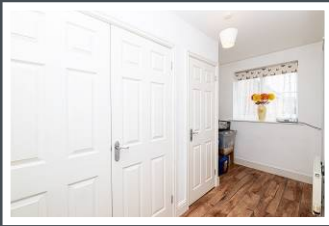
SECOND FLOOR

- Bedroom One 3.66m x 3.30m
- En-Suite 1.78m x 2.01m
- Storage





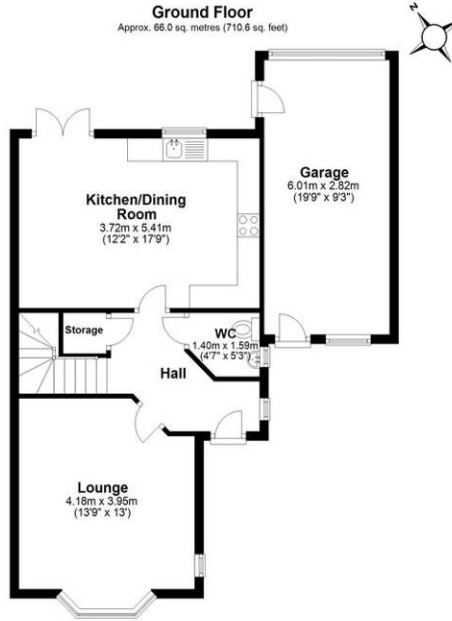




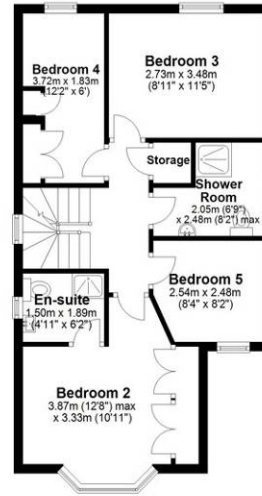
IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.

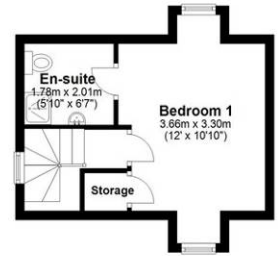
Ground Floor
Approx. 66.0 sq. metres (710.6 sq. feet)



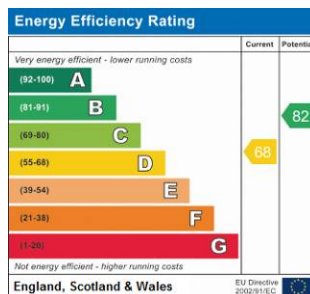
First Floor
Approx. 49.7 sq. metres (534.9 sq. feet)



Second Floor
Approx. 21.1 sq. metres (227.1 sq. feet)



Total area: approx. 136.8 sq. metres (1472.6 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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