



The Dale, Great Sankey Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Chain
- ❑ Five Bedrooms
- ❑ Outhouse Building
- ❑ Enchanting Garden
- ❑ Gated Entrance
- ❑ Three Reception Rooms
- ❑ Open Plan Living
- ❑ Sought After Location
- ❑ Spacious and Practical
- ❑ Chic and Modern



DESCRIPTION

A handsome and well built home which is full of character and charm. Boasting modern and open plan living which is ideal for families who value space as well as two further reception rooms and a conservatory. This luxurious home has five bedrooms along with a purpose built outhouse. Being within walking distance to the local good schools and amenities it is perfect for the growing family.

Access into this heart warming home is via the hallway which effortlessly leads into the study, bay windowed lounge and utility room with a separate laundry room. From the hallway you are also invited into the gorgeous family area, dining room and kitchen which is all open plan. The light and airy conservatory is accessible via the kitchen and offer spectacular views of the garden.

To the first floor is a stunning gallery landing which provides access to all five bedrooms and the family bathroom. All five bedrooms are fantastic sizes and three of which benefit from fitted wardrobes. There is also an en suite to the first bedroom.

Contents, Fixtures and Fittings

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



GARDEN

Access to this beautiful home is by secured electric gates which open up to a large driveway suitable for multiple cars. The elegant and beautifully maintained rear garden offers an abundance of outside space and has the perfect mixture of lawn and patio making it perfect for family gatherings. To the bottom of the garden you are presented with a purpose built outhouse which has plenty of potential.

GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £7pa
Lease Remaining: 915 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

SUMMARY OF ACCOMMODATION

GROUND FLOOR

• Entrance Hall	
• Lounge	3.18m x 3.58m
• Study	3.69m x 3.37m
• Family Room	3.41m x 3.42m
• Dining Room	2.68m x 2.90m
• Kitchen	2.68m x 5.61m
• Utility	2.48m x 3.37m
• Laundry Room	1.62m x 3.37m
• WC	0.81m x 1.79m

FIRST FLOOR

• Landing	
• Bedroom One	4.19m x 3.37m
• En-suite	1.69m x 2.29m
• Bedroom Two	3.18m x 3.58m
• Bedroom Three	3.41m x 3.58m
• Bedroom Four	2.78m x 2.99m
• Bedroom Five	2.09m x 1.94m
• Bathroom	2.68m x 2.53m

OUTHOUSE

• Games Room/Gym	4.78m x 6.80m
• Workshop	2.94m x 4.39m
• WC	0.55m x 1.51

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

• St Josephs Primary School	2 minute walk
• Honiton Square	2 minute walk
• Warrington Town Centre	2 miles
• Liverpool City Centre	15 miles via M62
• Manchester City Centre	22 miles via M56
• Manchester Airport	23 miles via M56
• Chester City Centre	24 miles via M56

(Distances quoted are approximate)



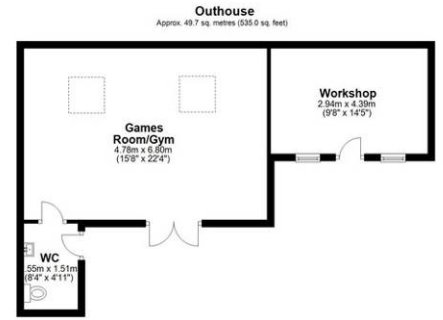
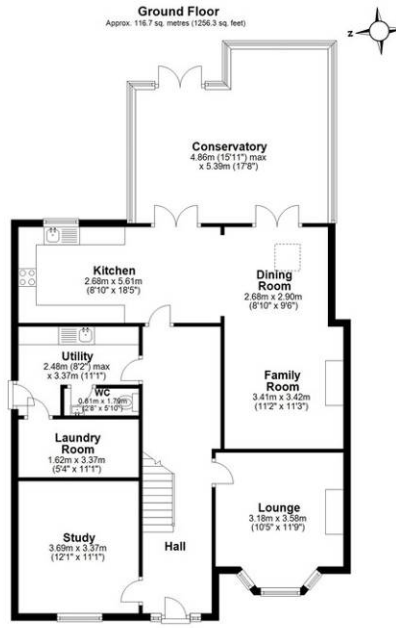




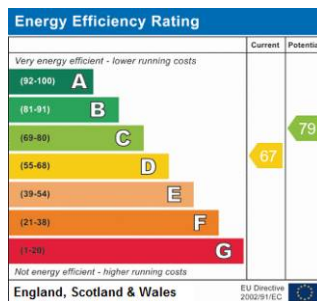


IMPORTANT NOTICE:

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.



Total area: approx. 244.2 sq. metres (2628.8 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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