



Moran Drive, Great Sankey Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Semi-Detached Home
- Three Bedrooms
- Chapelford Village
- Rear Garden
- Close To Schools
- Allocated Parking
- Modern Build
- En-Suite
- Close To Local Amenities
- Near To Motorway Links

DESCRIPTION

A modern semi-detached family home located on the popular Chapelford Village development and within walking distance to all local amenities. Celebrating three bedrooms, an open-plan kitchen/dining room, a good sized garden and allocated parking, this is the perfect property for first time buyers or a family.

Entry into this lovely home is via the welcoming hallway with downstairs WC. The well presented lounge leads through to the open kitchen/dining room which boasts French doors, allowing for lots of natural light to flow through the family living space. The kitchen also offers an additional storage cupboard and access into the garden. Upstairs, there are two double bedrooms with an en-suite to bedroom one. There is a further third bedroom, perfect as a work from home space and a family bathroom.

GARDEN

This property offers a good sized rear garden with ample potential. There is patio, decking and lawn making this a perfect outdoor space for all the family to enjoy during the summer months. The allocated parking is ideally positioned to the rear of the property, just outside of the gate.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.91m x 2.95m
- Kitchen/Dining Room 3.81m x 5.02m
- WC 1.91m x 0.85m

FIRST FLOOR

- Landing
- Bedroom One 3.44m x 3.01m
- En-suite 1.46m x 2.00m
- Bedroom Two 4.31m x 2.95m
- Bedroom Three 2.91m x 1.97m
- Bathroom 1.90m x 2.26m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT/Virgin)

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

- Warrington West Station 9 minute walk
- Sankey Valley Park 1 mile
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester City Centre 23 miles via M62
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: C

Ground Rent: £390pa

Service Charges: £279pa

Lease Remaining: 140 Years

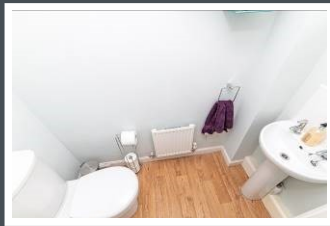
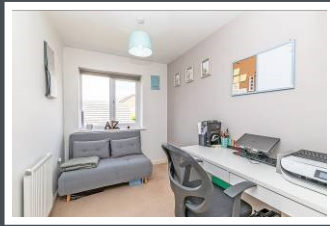
Tenure: Leasehold

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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





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.

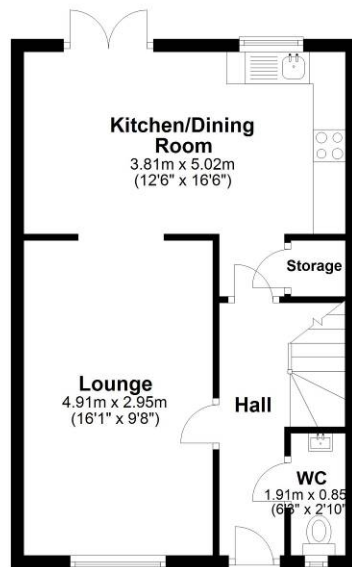


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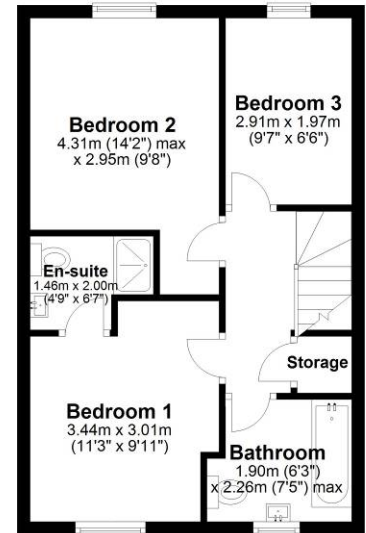
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 78.9 sq. metres (849.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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