



Duncansby Crescent, Great Sankey Warrington, Cheshire



Asking Price Of

£187,500



mark antony

ESTATE & LETTING AGENTS

HIGHLIGHTS

- Five Bedrooms
- Brand New Kitchen
- Gas Central Heating
- Double Glazing
- Family Bathroom
- Garden
- Garage
- Driveway Parking
- Great Location
- EPC Rating: E



DESCRIPTION

This five bedroom semi-detached property is located in the fantastic location of Great Sankey and is a perfect family home. Entrance to this property is via a porch into an entrance hall. This property boasts a lovely brand new kitchen with modern white high gloss fitted units, open plan lounge through dining room, integral garage with power and lighting and garden to the rear. Close to several schools including Great Sankey High School, Great Sankey Leisure Centre and a short walk to the village railway station. Located close to many local amenities.

LOCATION

The area of Great Sankey is home to a variety of excellent schools including Great Sankey High School and St Gregory's Catholic High School. Located conveniently close to Warrington Town Centre, Gemini Business Park and the M62 motorway. Local amenities include Marks and Spencer's, IKEA, Toys R Us, Asda, Odeon Cinema, Woodland Walks and much more.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Porch
- Hallway
- Lounge 4.4m x 4.1m
- Dining Kitchen 3.3m x 2.7m
- Kitchen 4.7m x 3.3m
- Integral Garage 4.4m x 2.5m

FIRST FLOOR

- Landing
- Bedroom One 4.0m x 2.8m
- Bedroom Two 3.2m x 2.8m
- Bedroom Three 4.0m x 2.5m
- Bedroom Four 3.2m x 2.5m
- Bathroom 2.2m x 2.2m

THE GARDENS

This property is garden fronted. To the rear there is a garden with a lawn and patio area with storage shed. The rear garden is fully enclosed with fencing to all sides.



DISTANCES

- Liverpool City Centre 15 miles via M62
- Manchester City Centre 21.8 miles via M56
- Warrington Town Centre 3.6 miles
- Manchester Airport 23 miles via M56
- Great Sankey High School 0.8 miles

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Public
- Broadband Availability: 76Mb (Via BT)

GENERAL INFORMATION

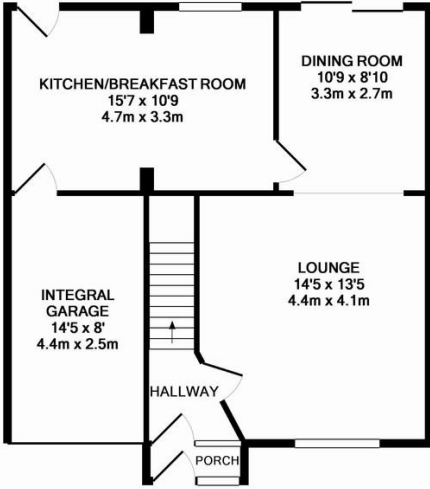
Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

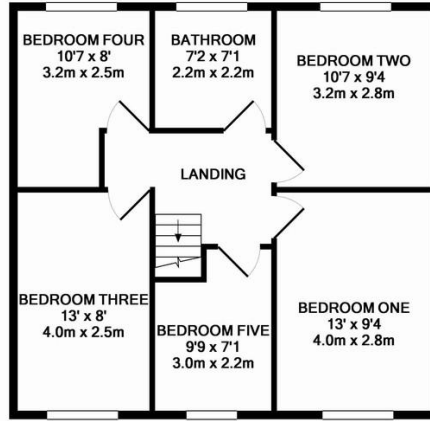
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



Duncansby Crescent, Great Sankey

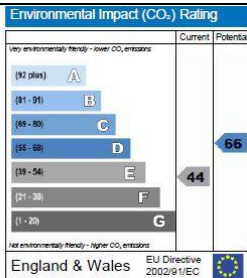
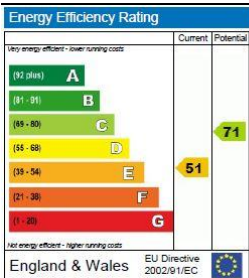


GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)



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

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.



mark antony

ESTATE & LETTING AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com

Tel: **01925 267070**