



Southwold Crescent, Great Sankey Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Town House
- Popular Location
- Spacious Lounge Area
- 3 Double Bedrooms
- En-Suite Bathroom
- Separate Garden
- Enclosed Garden
- Attractive Views
- No Chain
- EPC Rating: C

DESCRIPTION

A wonderful family home in the highly sought after location of Great Sankey. This delightful modern town house has a spacious lounge, lovely dining room, three double bedrooms, kitchen, en-suite to master and a family bathroom. There is also a separate garage and enclosed garden to the rear. Perfect for a first time buyer with the added benefit of no chain.

The property has an attractive front aspect with views of the recreational green and is perfect for a growing family with easy motorway links. Downstairs there is the kitchen, spacious lounge, W.C and dining room. The first floor has two double bedrooms both with fitted wardrobes and a family bathroom. The master bedroom spans the whole of the top with an en-suite and fitted wardrobes.

THE GARDENS

This wonderful property has an enclosed low maintenance garden to the rear laid to lawn surrounded by fencing with patio area mature shrubs and plants. The property also benefits from a separate garage and parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- WC
- Kitchen 3.3m x 2.4m
- Lounge 4.7m x 4.5m
- Dining Room 3.9m x 2.6m
- WC

FIRST FLOOR

- Landing
- Bedroom Two 4.4m x 3.0m
- Wardrobe
- Bedroom Three 3.4m x 2.4m
- Wardrobe
- Bathroom 2.0m x 1.9m

SECOND FLOOR

- Landing
- Bedroom One 5.7m x 4.4m
- Wardrobe
- En-suite 2.6m x 2.5m

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.

DISTANCES

- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 22 miles via M56
- Chester City Centre 23 miles via M56
- Manchester Airport 23 miles via M56

(Distances quoted are approximate)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water, Drainage
- Broadband Availability: Up to 76Mb (Via Plus Net)



GENERAL INFORMATION

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

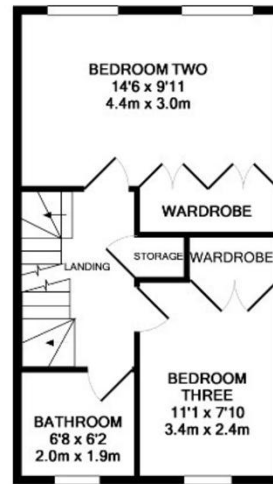
Contents, Fixtures and Fittings

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

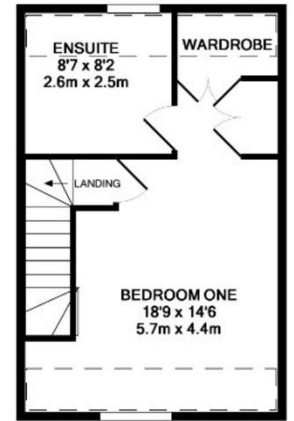




GROUND FLOOR



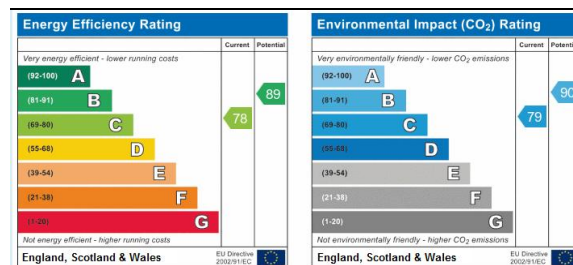
1ST FLOOR



2ND FLOOR

IMPORTANT NOTICE:

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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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