



Membury Drive, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- New Build
- Kitchen / Diner
- Sought After Location
- Four Bedrooms
- Detached Property
- Large Garage
- Brand New Appliances
- Good Sized Garden
- 10 Years Building Warranty
- Off Road Parking

DESCRIPTION

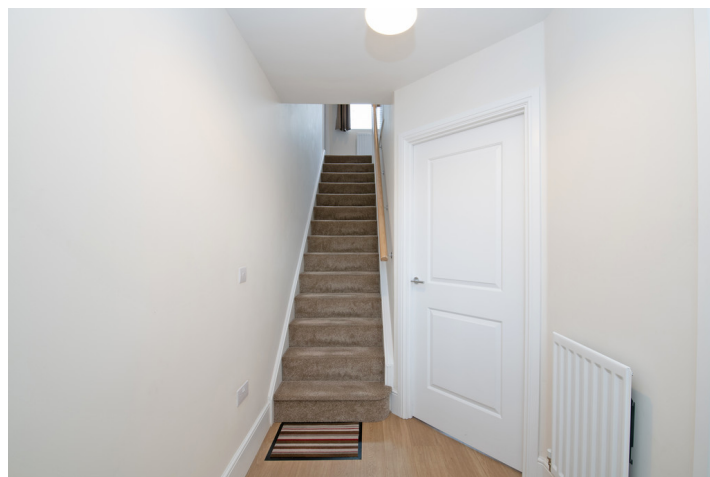
A beautifully presented new build detached property in the sought after location of Great Sankey. This family home has an abundance of living space, a stunning open plan kitchen, four bedrooms and a large garden with off road parking.

Entrance to this desirable property is through a lovely and light hallway. From here you will find access to the lounge, kitchen / diner with brand new appliances, utility, downstairs toilet.

On the first floor you will find four good sized bedrooms, a en suite and a family bathroom.

GARDEN

To the rear there is a large garden that is due to be finished by the developers in the warmer months. This fabulous space has the potential to offer alfresco dining and a great area to entertain family and friends. To the front of the property there's good sized driveway offering off road parking for multiple vehicles and a larger than average garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.13m x 3.37m
- Dining Kitchen 4.47m x 4.18m
- Utility Room 1.73m x 3.01m
- WC
- Garage 7.00m x 3.05m

FIRST FLOOR

- Landing
- Master Bedroom 5.32m x 3.37m
- En-suite
- Bedroom 2 3.96m x 3.30m
- Bedroom 3 3.30m x 3.16m
- Bedroom 4 3.19m x 3.13m
- Bathroom 2.25m x 1.98m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

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 Town Centre 3.6 miles
- Stockton Heath 5.1 mile walk
- Liverpool City Centre 16.3 miles via M62
- Manchester City Centre 20.3 miles via M56
- Manchester Airport 22 miles via M56



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Service Charges: £96.00pa
Tenure: Freehold

Contents, Fixtures and Fittings

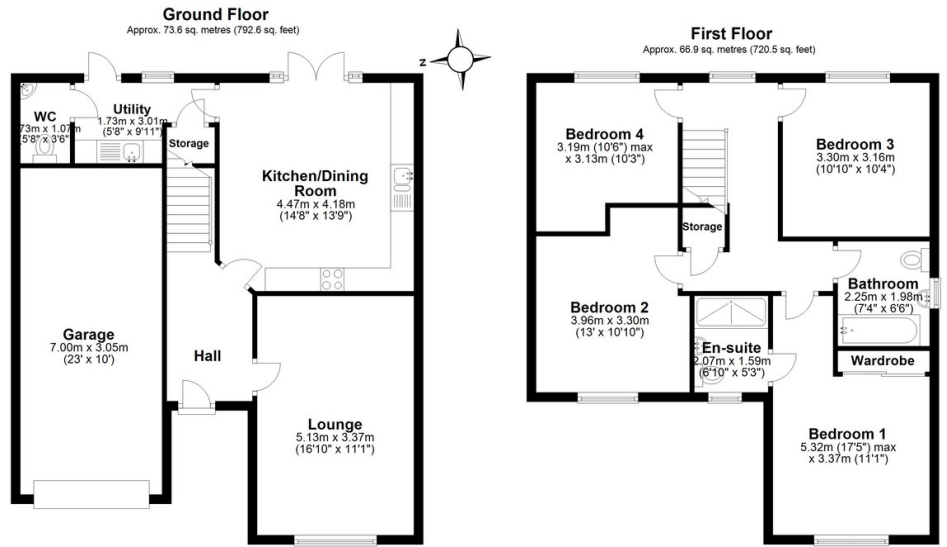
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



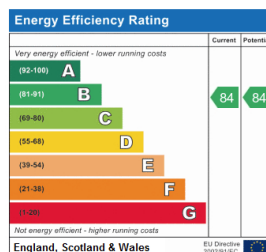


IMPORTANT NOTICE:

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.



Total area: approx. 140.6 sq. metres (1513.1 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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