



# Bainbridge Crescent, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTINGS AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Allocated Parking
- No Chain
- Built In Storage
- Ideal Family Home
- En-Suite
- Beautiful Gardens
- Residential Area
- Close To Local Amenities
- Close To Local Schools

## DESCRIPTION

A beautiful semi-detached property, offered for sale with no onward chain. Celebrating a cottage feel and boasting three bedrooms, an en-suite, very well maintained gardens and allocated parking to the rear. Located in the desirable area of Great Sankey and close to local schools and amenities, this is a perfect family home.

Entry into this lovely property is via a welcoming hallway leading to the kitchen, downstairs WC and through to the open lounge dining room. There are French doors, allowing for lots of natural light and granting access to the inviting garden. Upstairs, there are three bedrooms with an en-suite and built in wardrobes to bedroom one. There is also a family bathroom and an additional storage cupboard.

## GARDEN

This property boasts beautiful and inviting gardens. There is a low maintenance front garden with a mixture of mature shrubs and plants. The rear garden is a great size and with both patio and lawn, it is a fantastic outdoor space to enjoy during the summer months. There is allocated parking positioned to the rear of this property.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge/Dining Room 4.68m x 4.02m
- Kitchen 2.67m x 2.43m
- WC 0.67m x 0.93m

### FIRST FLOOR

- Landing
- Bedroom One 2.83m x 2.49m
- En-suite 1.75m x 1.54m
- Bedroom Two 2.83m x 3.56m
- Bedroom Three 1.75m x 2.47m
- Bathroom 1.79m x 1.97m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via 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 1 mile
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 21 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** D

**Ground Rent:** To Be Confirmed

**Service Charges:** £141pa

**Lease Remaining:** 980 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.

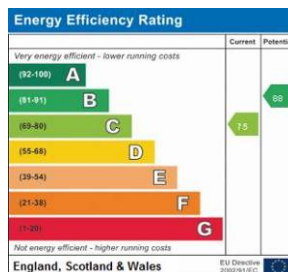
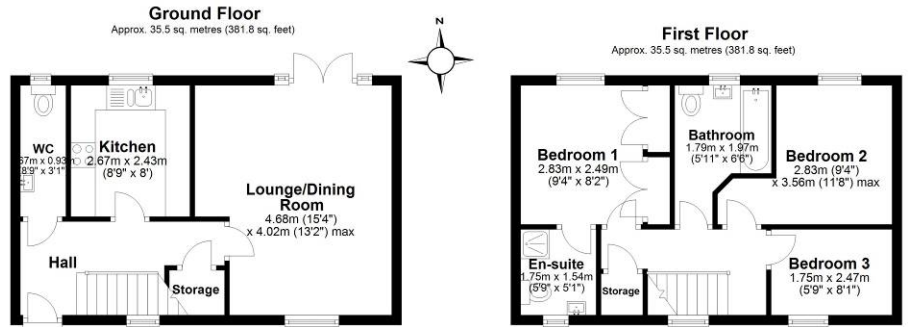






### IMPORTANT NOTICE:

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.



### 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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82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: **01925 267070**