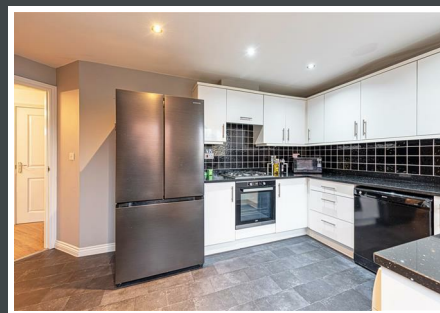
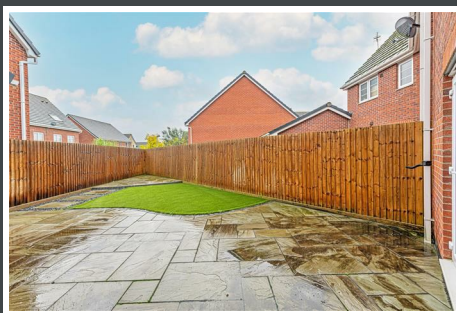




Phoenix Place, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- En-suite
- Garage
- Great Transport Links
- Detached Family Home
- Spacious Lounge
- South Facing Garden
- Driveway Parking
- Close to Schools

DESCRIPTION

Offered for sale with no onward chain, this wonderful property is nestled within the heart of Chapleford. This three bedroom detached home boasts a spacious lounge, dining room and a separate kitchen and also celebrates a south facing garden. This home is perfect for the growing family, and ensures easy access to local amenities, schools and transportation links.

Entry to this home is via the hallway, which provides access to all areas of the ground floor. The ground floor boasts a spacious and airy open layout, designed to seamlessly connect the various living spaces. The lounge is a great family space, and boasts patio doors to the garden. There is also a good sized kitchen, a separate dining room, as well as a downstairs WC and an attached garage which can be accessed via the garden.

On the first floor, you'll find three good sized bedroom and a family bathroom. Bedroom offers an en-suite as well as built in wardrobes. Bedroom two also provides extra storage space.

GARDEN

This family home, enjoys a low maintenance south facing private rear garden. Featuring a large patio area, there is still space to sit and relax in those warm summer months. To the front of the property there is a well presented front garden, a garage as well as driveway parking for two cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.27m x 5.41m Lounge
- 3.00m x 3.80m Dining Room
- 2.85m x 4.23m Kitchen
- 0.83m x 1.90m WC
- 5.40m x 2.76m Garage

FIRST FLOOR

- Landing
- 3.96m x 4.69m Bedroom One
- 2.11m x 2.90m En-suite
- 4.32m x 2.98m Bedroom Two
- 2.34m x 2.44m Bedroom Three
- 1.98m x 2.04m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- Chapleford Farm 0.3 mile walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 22 miles via M56

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

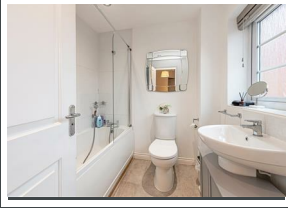
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

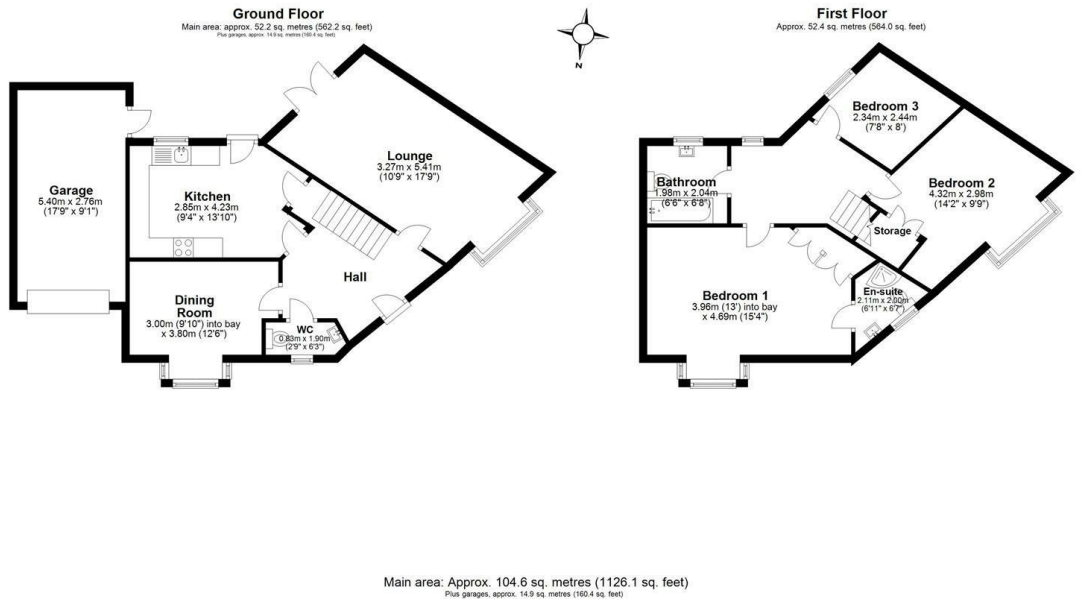
Not included in the asking price. These items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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