



# Laverne Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Family Home
- Extended
- Detached Double Garage
- Substantial Plot
- Open Plan Living
- Five Bedrooms
- Modern Bathroom
- Sought After Location
- Large Garden
- Close to Local Schools

## DESCRIPTION

With no chain a beautiful, extended, detached home nestled in a highly sought-after area of Chapelford, highlighting a perfect blend of classic charm and modern sophistication. Comprising of five bedrooms, three reception rooms and boasts ample living space throughout. This property is within close proximity to local schools and amenities, making this home perfect for the growing family and is not to be missed.

Access into this double fronted family home is via a hallway providing entry to all areas of the home. The kitchen and dining room is set to the front of the property boasting an open plan layout through to the light and airy family room which showcases bi folding doors opening into the garden, creating an ideal space for welcoming family and friends. Completing the ground floor is a cosy lounge, perfect for family nights in along with a playroom which could be used as a home office, a separate utility and a WC.

To the first floor, you are presented with four spacious bedrooms and a stunning family bathroom. Bedroom two boasts an en-suite bathroom and a walk-in wardrobe. Ascending to the second floor is bedroom one which benefits from a dressing room which has the potential to become a sixth bedroom, an en-suite bathroom and additional landing, perfect for a reading corner or relaxation area.

## GARDEN

Occupying a generous plot, this fabulous family home offers a large rear garden, a perfect extension of the living areas, creating the ideal setting for BBQ's, family gatherings and entertaining during the summer months. The front of the property provides an additional garden, edged with mature hedging and driveway parking positioned to the side, suitable for three vehicles. Completing what this home has to offer is the double detached garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.05m x 4.34m Lounge
- 4.09m x 5.03m Family Room
- 6.52m x 4.08m Kitchen/Dining Room
- 2.82m x 2.77m Home Office/Playroom
- 2.66m x 2.10m Utility Room
- 1.76m x 0.99m WC
- 5.49m x 6.33m Double Garage

### FIRST FLOOR

- Landing
- 3.48m x 4.26m Bedroom Two
- 2.50m x 2.16m En-suite
- 2.60m x 2.08m Walk-In Wardrobe
- 3.74m x 2.80m Bedroom Three
- 2.70m x 3.76m Bedroom Four
- 4.33m x 2.77m Bedroom Five
- 2.66m x 2.11m Bathroom

### SECOND FLOOR

- 3.10m x 3.96m Landing
- 4.70m x 5.41m Bedroom One
- 1.43m x 2.26m En-suite
- 4.51m x 2.84m Dressing Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

## LOCATION - CHAPELFORD

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford 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. Chapelford boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. 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 various play areas and a theme park close by, not to mention the scenic walking and running routes.

## DISTANCES

- Warrington West Train Station 5 minute walk
- Chapelford Village Primary 5 minute walk
- Gemini Retail Park 2 mile walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 22 miles via M62
- Manchester Airport 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** G

**Tenure:** Leasehold

## Contents, Fixtures and Fittings

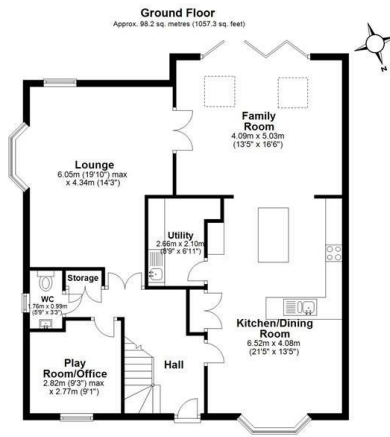
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Main area: Approx. 231.4 sq. metres (2490.4 sq. feet)  
Plus garage: approx. 34.7 sq. metres (373.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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