



# Pasadena Avenue, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Family Home
- Modernised Kitchen
- Driveway Parking
- Well Presented
- Quiet Location
- Four Spacious Bedrooms
- Garden
- Detached Garage
- EV Charging Point
- Near To Amenities

## DESCRIPTION

A detached family home, nestled in a quiet position overlooking local greenery. Showcasing a recently upgraded kitchen with an open dining/family room, four bedrooms and a detached garage with driveway parking. Located in the popular Chapelford development and being within walking distance to amenities, schools and great transport links, this property offers a perfect balance of residential tranquility and accessibility to essential services.

Entry is granted via the welcoming hallway benefitting from a conveniently positioned WC and understairs storage. The lounge is a generous size and showcases a large bay window allowing the natural light to flood the space, creating a fabulous family room. To the rear there is an open kitchen/dining room with an elegant kitchen featuring high specification appliances. This additional reception room offers a great space for busy family life and for entertaining guests. Completing the downstairs is the fully serviced and thoughtfully designed utility room.

The first floor offers four spacious bedrooms with each offering ample built-in storage, designed to accommodate the needs of a growing family. Bedroom one benefits from a En-suite, there is an additional family bathroom and the landing is also home to a good-sized storage and airing cupboard.



## GARDENS

This property offers a rear garden perfect for a growing family. Showcasing a landscaped patio with a pergola, creating an outdoor space which can be utilised all year round! There is driveway parking for two vehicles, an EV charging point and the detached garage provides secure parking and additional storage options for bikes, outdoor equipment, or tools.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.97m x 3.37m Lounge
- 3.70m x 5.93m Kitchen/Dining/Family Room
- 1.58m x 1.46m Utility Room
- 1.39m x 0.98m WC

### FIRST FLOOR

- Landing
- 3.68m x 3.21m Bedroom One
- 1.56m x 2.07m En-suite
- 3.34m x 3.21m Bedroom Two
- 2.55m x 2.62m Bedroom Three
- 2.23m x 2.67m Bedroom Four
- 2.16m x 1.69m Bathroom



## 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 a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## DISTANCES

- Chapelford Farm 0.3 mile walk
- Chapelford Village Primary School 10 minute walk
- Warrington West Station 15 minute 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:** E

**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.



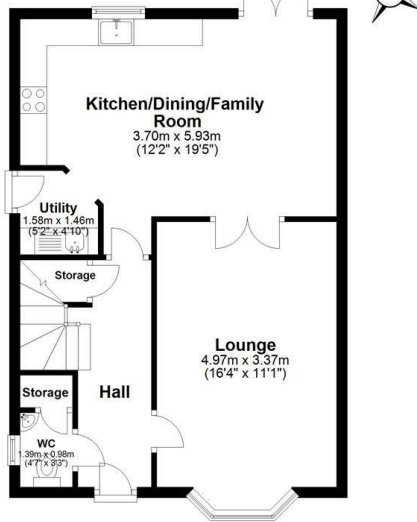


## IMPORTANT NOTICE

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.

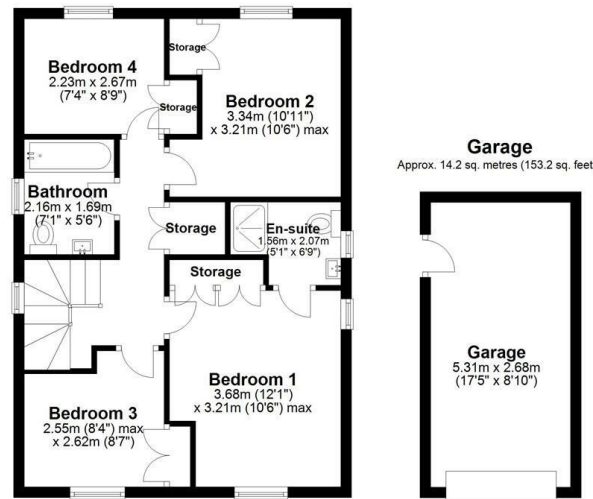
### Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



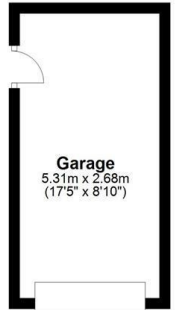
### First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



### Garage

Approx. 14.2 sq. metres (153.2 sq. feet)



Total area: approx. 118.6 sq. metres (1276.8 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070