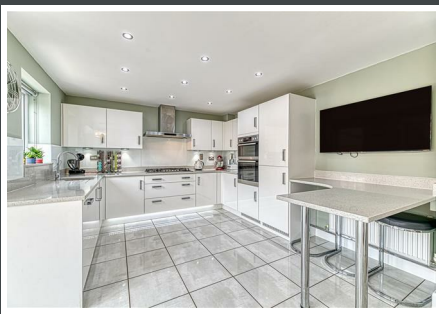




Maysville Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Double Bedrooms
- Landscaped Garden
- Close to Train Stations
- Quiet Location
- Family Home
- Stunning Kitchen/Diner
- Two Reception Rooms
- Local Amenities Nearby
- Close to Local Schools
- Ample Storage

DESCRIPTION

A stunning, immaculate residence nestled in a quiet cul-de-sac on the popular family neighbourhood of Chapelford providing a sanctuary of modern elegance and comfort. Comprising of four bedrooms, two reception rooms, a gorgeous, landscaped garden and has the added benefit of a garage. This home is located within a short distance to the local schools and the newly built Warrington West station and has great motorway links nearby. This home is perfect for the growing family and is a true credit to its current owners.

Access into this gorgeous home is via a hallway which gives access to all areas of the ground floor and with the neutral but modern decor, this sets the tone for the rest of this property. The light and airy lounge is set to the front of the property and boasts a beautiful bay window but also provides comfort for all the family to enjoy. The real heart of this home is the kitchen/dining room which is set to the back of the property and with access to the back garden, this creates the perfect ambiance of indoor/outdoor living. Completing the downstairs is a separate utility room, WC and an office space.

As you ascend to the first floor you are presented with four double bedrooms, and a four-piece family bathroom. All bedrooms boast integrated wardrobes, and the master bedroom celebrates an En-suite bathroom.



GARDEN

The west facing rear garden has been meticulously thought through and has something for all the family to enjoy. This beautiful, landscaped garden is low maintenance and showcases a wonderful water feature along with a seating area, perfect for family gatherings or simply unwinding in the sun. To the front of the property there is a driveway suitable for multiple cars along with a double garage which has been split for practical usage and would make a wonderful garden room.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.69m x 3.69m Lounge
- 4.67m x 6.12m Kitchen/Dining Room
- 2.55m x 1.60m Utility Room
- 2.86m x 2.37m Office
- 1.55m x 1.60m WC
- 2.65m x 2.74m Storage
- 2.45m x 2.85m Storage

FIRST FLOOR

- Landing
- 3.99m x 3.69m Bedroom One
- 2.17m x 1.42m En-suite
- 3.79m x 3.14m Bedroom Two
- 2.86m x 4.09m Bedroom Three
- 3.03m x 2.29m Bedroom Four
- 2.65m x 2.23m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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 Village Primary 8 minute walk
- Warrington West Station 8 minute walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

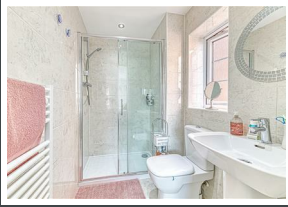
Contents, Fixtures and Fittings

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





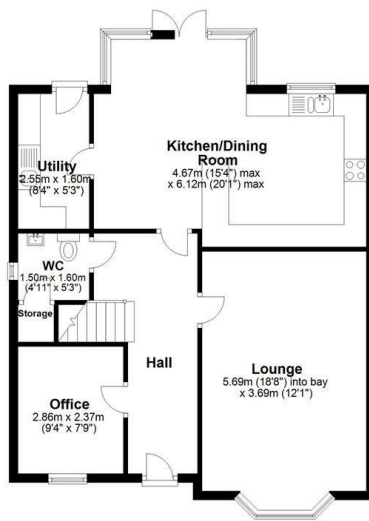




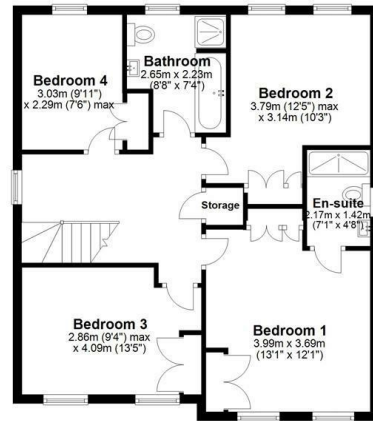
IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.

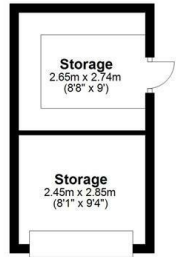
Ground Floor
Approx. 72.1 sq. metres (776.4 sq. feet)



First Floor
Approx. 68.2 sq. metres (734.3 sq. feet)



Garage
Main area: approx. 7.3 sq. metres (78.2 sq. feet)
Plus garage: approx. 0.3 sq. metres (3.1 sq. feet)



Main area: Approx. 147.6 sq. metres (1588.9 sq. feet)
Plus garages: approx. 7.0 sq. metres (75.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
 Sales@MarkAntonyEstates.com
 www.MarkAntonyEstates.com
 Tel: 01925 267070