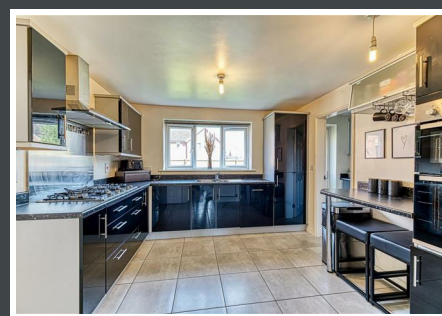
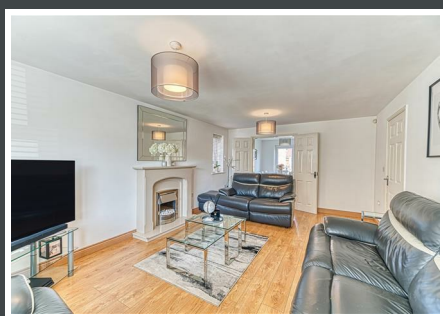




Ventura Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Generous Garden
- Driveway Parking
- Spacious Rooms
- Close To Schools
- Four Bedrooms
- Fantastic Location
- Near To Amenities
- Sought After Location
- Garage

DESCRIPTION

An attractive four bedroom detached home, nestled in a family friendly neighbourhood, located on the popular Chapelford development. Boasting spacious rooms, a large garden and ample space for customization, this property provides an abundance of living accommodation, comfort, and potential for future enhancements. With easy access to the essentials of modern living, great transport links and with local schools nearby, make this property ideal for growing families.

The heart of this home is the spacious living room that flows seamlessly into the dining area which opens through double French doors into the garden, creating an ideal space for family gatherings and entertaining guests. The kitchen is conveniently positioned adjacent to the dining room, offering integrated appliances and a breakfast bar for busy family mornings. Completing the downstairs is the fully serviced utility room, a work from home office and a downstairs WC.

Upstairs, you'll find four generously sized bedrooms ideal for a growing family whilst offering comfort and privacy for all family members and guests. The master suite includes an En-suite bathroom and fitted wardrobes, providing a private retreat. Completing the upstairs is the good-sized bathroom showcasing both a bath and a shower for added convenience.



GARDEN

The property sits on a generous plot, featuring a large garden that offers endless possibilities for landscaping, outdoor activities, or even future extensions, subject to planning permissions. This fantastic outdoor space also provides a perfect setting for alfresco dining, barbecues with family and friends, and relaxation. The property includes a spacious driveway and a detached garage, offering secure parking for family vehicles.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.45m x 3.68m Lounge
- 3.32m x 2.73m Dining Room
- 3.32m x 3.30m Kitchen
- 2.81m x 2.36m Home Office
- 3.00m x 1.53m Utility Room
- 1.10m x 1.53m WC
- 5.40m x 2.67m Garage

FIRST FLOOR

- Landing
- 4.61m x 3.68m Bedroom One
- 1.24m x 2.89m En-suite
- 2.84m x 4.04m Bedroom Two
- 3.27m x 3.58m Bedroom Three
- 3.37m x 2.75m Bedroom Four
- 2.07m x 2.38m 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

Council Band: E

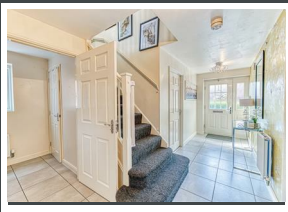
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

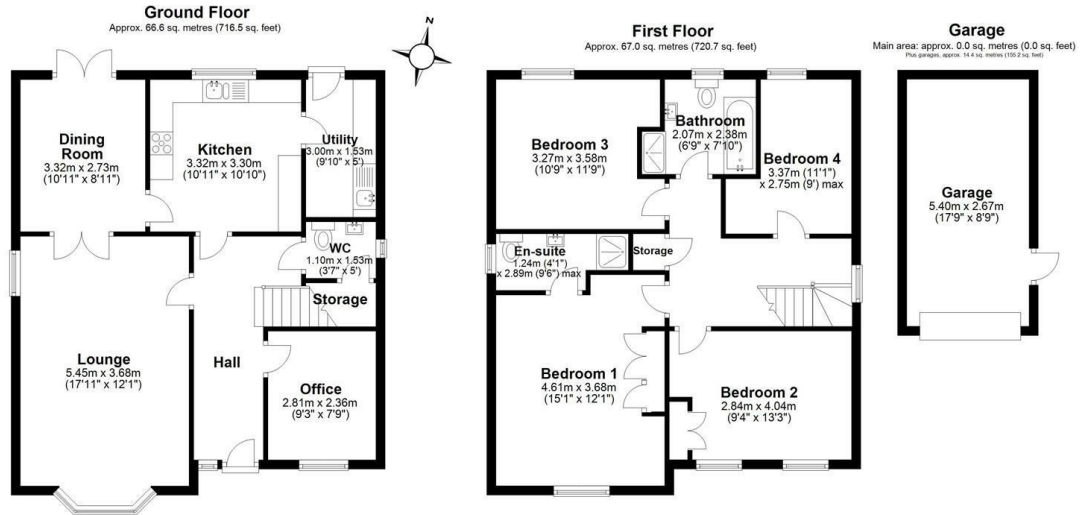
Not included in the asking price. These items may be available under separate negotiation.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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