



# Kansas Place, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

# HIGHLIGHTS

- Five Bedrooms
- Substantial Plot
- Private Garden
- Bi-folding Doors
- Close To Schools
- Stunning Orangery
- Generous Driveway
- Quiet Position
- Detached Home
- Double Garage



# DESCRIPTION

A stunning detached family home presented over three floors, nestled in a quiet position and occupying a generous plot which needs to be seen to be appreciated. Showcasing a beautifully bright Orangery opening into the large well-maintained garden, five spacious bedrooms, ample living accommodation and a double detached garage with substantial off-road parking. This exceptional residence is situated in the family friendly area of Chapelford Village and is within close proximity to local schools, amenities and transport links. Don't miss the opportunity to make this dream home your own!

You are welcomed into the generous entrance hall showcasing LVT flooring and solid oak doors leading to the cosy snug or play room, the elegant and inviting living room and the adjacent dining room featuring double French doors opening into the orangery. The generous kitchen celebrates a central island, integrated appliances and a range cooker perfectly designed for busy family life. The expansive Orangery is a spectacular addition to this home, highlighted by the stunning lantern roof and bi-folding doors, flooding the space with natural light and featuring underfloor heating, making it perfect for year-round enjoyment. Completing the downstairs is the convenient WC and fully serviced utility room.

This home offers five generously-sized bedrooms with ample fitted storage and each designed with comfort and privacy in mind. The master suite is a luxurious retreat featuring a walk-in dressing area, a spa-like En-suite bathroom with a soaking tub and a separate shower. There are two further bathrooms, each featuring modern fixtures and high end finishes.



# GARDEN

Occupying an enviable plot, this property provides a fabulous outdoor space, edged with mature greenery for privacy. The bi-folding doors create a seamless transition from the Orangery to the Indian Stone patio, allowing for effortless indoor-outdoor living and entertaining. The patio is perfect for alfresco dining and summer barbecues whilst the lawn offers a safe space for children to play. Tucked away behind double gated entry is the double detached garage, ideal for additional storage or a home gym or additional family accommodation, subject to permissions.

# SUMMARY OF ACCOMMODATION

- GROUND FLOOR**
- Entrance Hall
  - 5.11m x 4.24m Lounge
  - 2.99m x 4.24m Dining Room
  - 3.68m x 6.40m Kitchen/Breakfast Room
  - 4.53m x 7.73m Orangery
  - 2.55m x 3.53m Playroom/Snug
  - 1.70m x 1.88m Utility Room
  - 1.03m x 1.44m WC
  - 5.47m x 5.15m Detached Double Garage

- FIRST FLOOR**
- Landing
  - 5.11m x 4.24m Bedroom One
  - 2.99m x 2.04m Dressing Area
  - 2.99m x 2.27m En-suite
  - 3.78m x 3.60m Bedroom Three
  - 3.68m x 3.53m Bedroom Four
  - 2.63m x 2.43m Bathroom

- SECOND FLOOR**
- 5.89m x 4.30m Bedroom Two
  - 5.89m x 4.09m Bedroom Five
  - 2.71m x 1.74m 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 and within close proximity to the M62, 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. Chapelfords 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 10 minute walk
- Chapelford Primary School 10 minute walk
- Warrington West Station 10 minute walk
- Great Sankey Neighbourhood Hub 2 miles
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** G

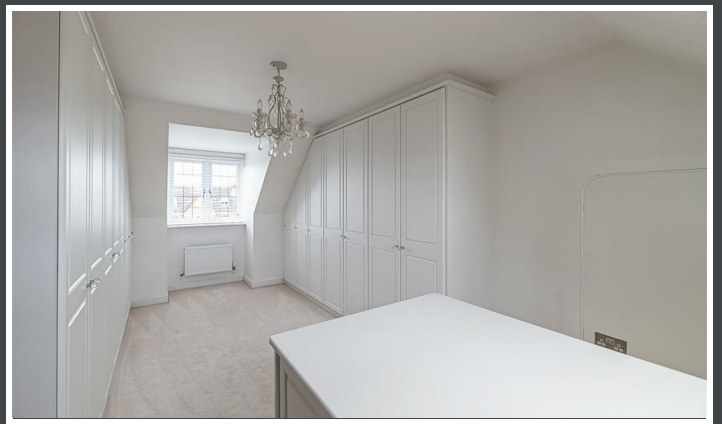
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

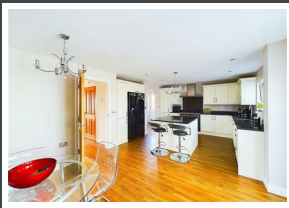
## Contents, Fixtures and Fittings

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



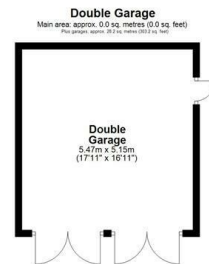
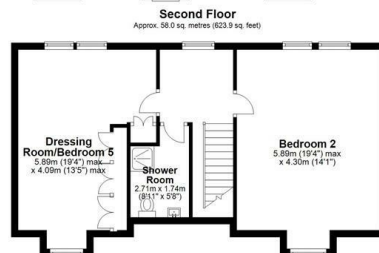
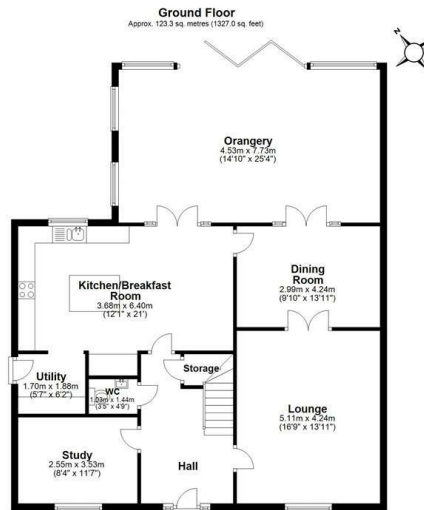






## IMPORTANT NOTICE

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.



Main area: Approx. 270.9 sq. metres (2916.5 sq. feet)  
Plus garages: approx. 28.2 sq. metres (303.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	83
(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	

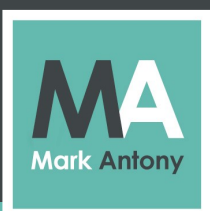
## VIEWING ARRANGEMENTS

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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