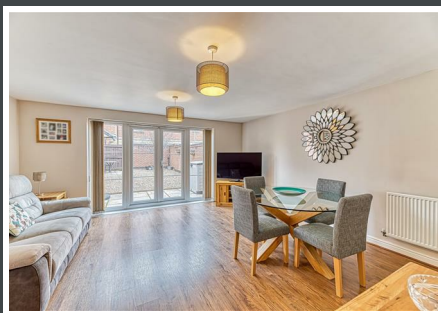




# Union Square, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Ready to Move Into
- EV Charger Installed
- Family Home
- Garage
- Four Bedrooms
- Desirable Location
- Close to Local Schools
- Close to Local Amenities
- Allocated Parking

## DESCRIPTION

Welcome to this charming townhouse located in the sought-after area of Chapelford. This delightful property boasts two reception rooms, four spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy. Being with walking distance to the local schools and amenities, this property is not to be missed and viewings come highly recommended.

Access into this home is via a hallway leading into the light and airy lounge/dining room with access to the garden along with the modern kitchen, which is ideal for entertaining guests or having a cosy night in with your family. Completing the ground floor is also a WC.

To the first floor, you are presented with a further family room which could be used as a bedroom along with bedroom four and a well equipped bathroom.

Ascending the stairs to the second floor you are presented with a further two bedrooms. Bedroom one, two and four offer fitted wardrobes and an En-suite is available from Bedroom one.

This property has been very looked after by the current owners and viewings are highly recommended to appreciate this lovely home.



## GARDEN

Leading from the ground floor family room, you are welcomed into a lovely rear garden which boasts a stoned area along with a patio, which is the perfect setting for get togethers in the warm summer months or simply relaxing after the day has dawned. This home also benefits from an allocated parking space and a garage with an EV charger.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.71m x 4.91m Lounge/Dining Room
- 3.44m x 2.64m Kitchen
- 2.09m x 0.97m WC

- 5.50m x 2.74m Garage

### FIRST FLOOR

- Landing
- 4.03m x 4.91m Family Room/Bedroom Three
- 3.41m x 2.70m Bedroom Four
- 2.07m x 2.10m Bathroom

### SECOND FLOOR

- Landing
- 3.23m x 4.91m Bedroom One
- 1.82m x 2.64m En-suite
- 3.00m x 4.23m Bedroom Two



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 500Mb (Via Sky)

## 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

- Sainsburys 0.3 mile walk
  - Chapelford Farm 0.5 mile walk
  - Gemini Retail Park 1.8 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 20 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

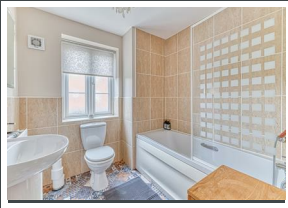
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

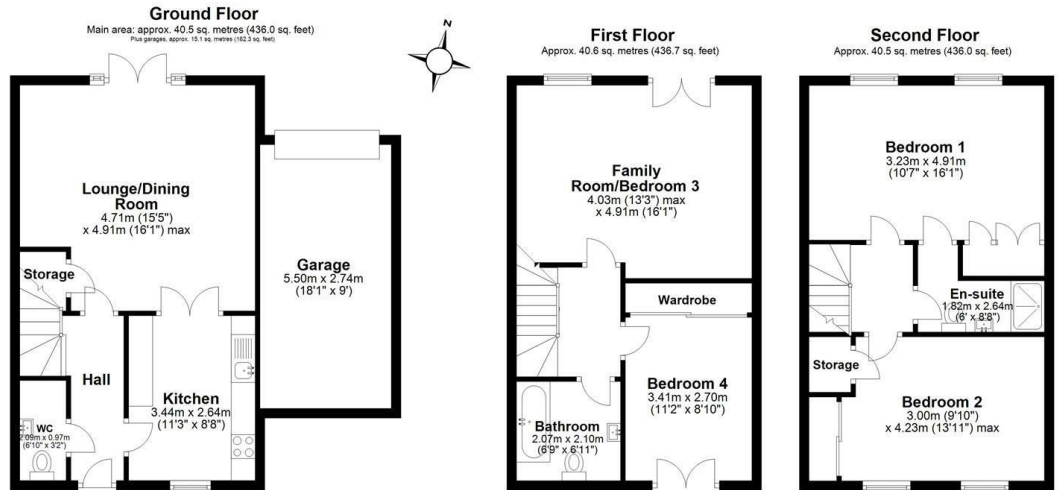
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Main area: Approx. 121.6 sq. metres (1308.7 sq. feet)  
Plus garages, approx. 15.1 sq. metres (162.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>81</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



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