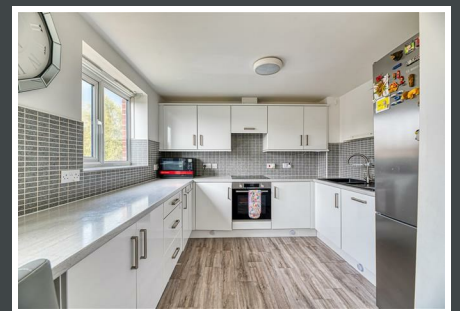




Somerville Walk, Boston Boulevard, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Popular Location
- Three Storeys
- Unique Design
- Gorgeous Balcony
- Four Bedrooms
- Close to Schools
- Ample Living Space
- Neutral Decor
- Allocated Parking

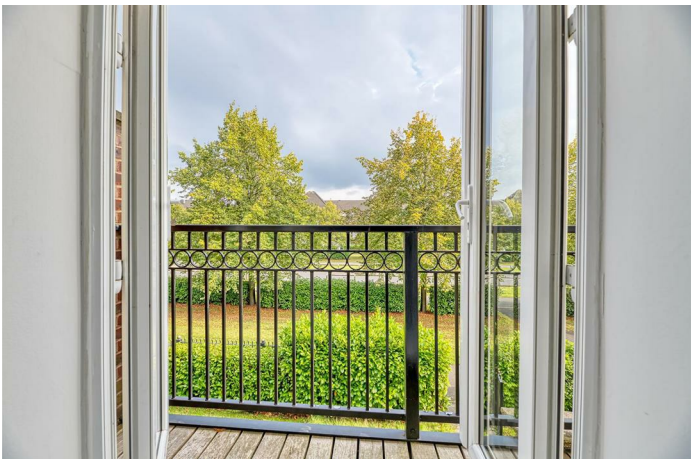
DESCRIPTION

A brilliant townhouse, set over three floors is located in the sought-after area of Chapelford Village. This delightful property boasts four bedrooms, a spacious and inviting living area, as well as a large garden and a garage. With this home being close to excellent schools and great motorway links, this property is perfect for the growing family, and buys family life.

Entry into the home is via the welcoming hallway which provides access to bedroom three, four and a handy utility room. Bedroom three also benefits from an En-Suite. Following the natural flow of the house, to the first floor is the large lounge which celebrates a stunning balcony. The kitchen is to the rear of the first floor and enjoys views out to the garden. To the second floor is the master bedroom which celebrates a further En-Suite. Bedroom two can also be found on the second floor as well as the family bathroom.

GARDEN

To the rear of this home is a great well maintained garden, with the perfect of mixture of lawn and patio. This garden is the perfect space to enjoy time spent with family and friends during the summer months. The property also benefits from allocated parking and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.14m x 2.80m Bedroom Three
- 1.68m x 2.60m Ensuite
- 3.02m x 2.77m Bedroom Four
- 1.87m x 2.97m Utility Room

FIRST FLOOR

- Landing
- 5.00m x 4.84m Lounge
- 3.02m x 4.84m Kitchen

SECOND FLOOR

- 3.38m x 4.84m Bedroom One
- 1.80m x 1.88m En Suite
- 3.50m x 2.67m Bedroom Two
- 1.67m x 2.19m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)

LOCATION

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 10 minute walk
- Gemini Retail Park 2.4 miles
- Warrington Town Centre 2.4 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: D

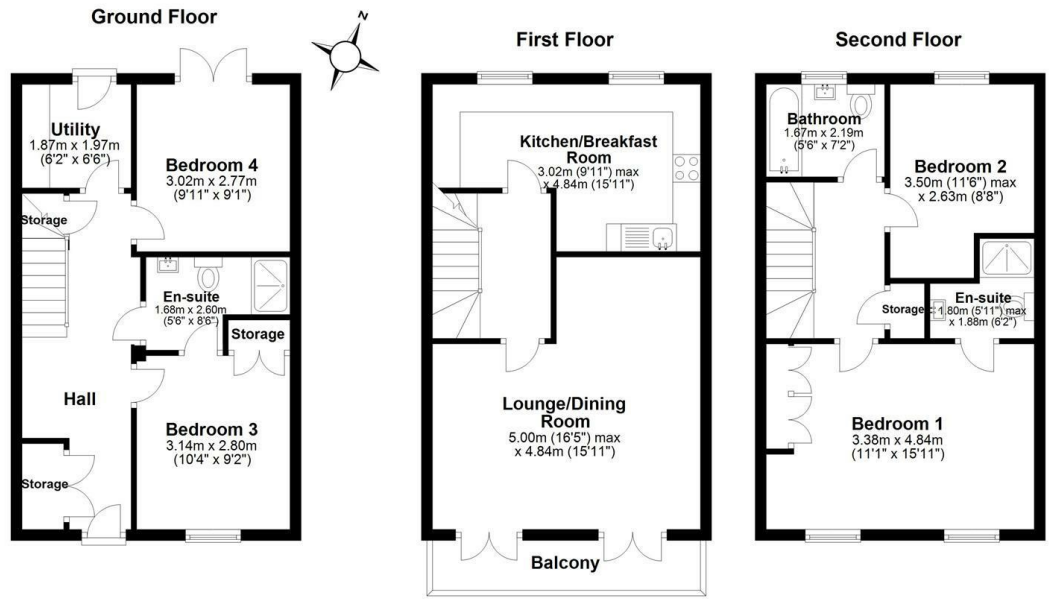
Tenure: Freehold

(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 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			88
(81-91) B		78	
(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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