



# Rose Creek Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Modern Décor
- Handy Utility Room
- Ready to Move In To
- Gorgeous Kitchen
- Stunning Interior
- Close to Schools
- Beautiful Garden
- Large Bedrooms
- Ample Storage

## DESCRIPTION

Now available to view, we proudly present this wonderful home that is finished to an immaculate standard featuring neutral modern décor throughout. Perfect for a growing family, this home is located within close proximity to local shops and schools making morning commutes a blast. This property features a sleek kitchen-diner boasting integrated appliances, a large lounge for family entertainment and a handy utility room. The first floor celebrates three fantastic sized bedrooms, a private En-suite bathroom and separate family bathroom.

Entry into the home is granted via the welcoming hallway which provides access to all areas of the ground floor. The sleek kitchen-diner enjoys ample space for busy family life and boasts wonderful views of the rear garden. Adjacent to the kitchen, there is a large lounge with dual aspect windows allowing array of natural light to fill the room. The ground floor is also home to a WC and utility room. To the first floor there are three fantastic sized bedrooms with bedroom one celebrating an En suite and fitted wardrobes. There is a modern bathroom, and the home enjoys ample storage.

## GARDEN

This home enjoys a stunning rear garden which is mainly laid to lawn. There is a patio area as well as decking which created the perfect place for alfresco dining or enjoying the sun.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.43m x 3.21m Lounge
- 5.43m x 3.07m Dining Kitchen
- 1.65m x 1.72m Utility Room
- 1.48m x 0.92m WC

### FIRST FLOOR

- Landing
- 4.06m x 3.69m Bedroom One
- 1.75m x 1.76m En-suite
- 3.30m x 3.07m Bedroom Two
- 2.26m x 2.69m Bedroom Three
- 2.00m x 1.79m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 130Mb (Via BT)



## 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.

## 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:** 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.

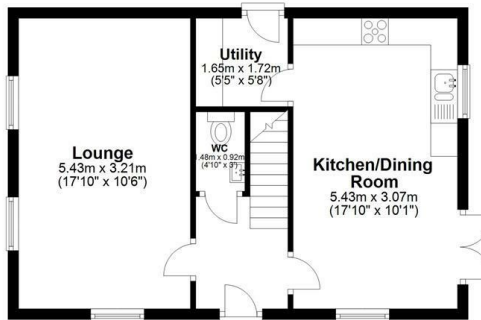




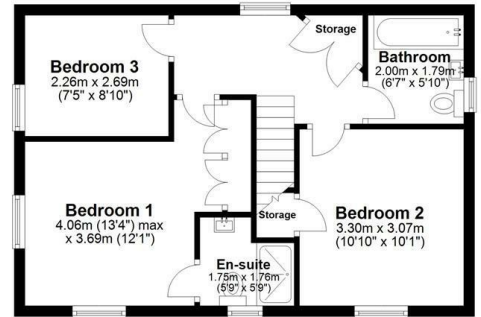
## IMPORTANT NOTICE

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.

**Ground Floor**  
Approx. 44.5 sq. metres (479.3 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (477.6 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</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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