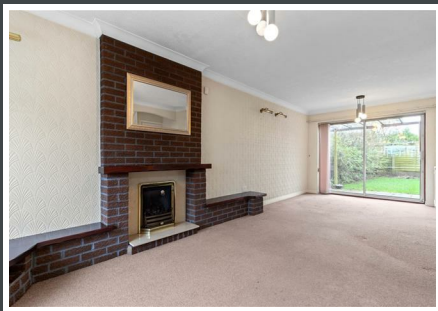




# Mapplewell Crescent, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Detached
- Amazing Potential
- Close To Schools
- Family Home
- Three Bedrooms
- Driveway Parking
- Close To Shops
- Transportation Links
- Private Garden

## DESCRIPTION

Nestled in the serene neighbourhood of Great Sankey, this wonderful three-bedroom detached home is beaming with potential and awaits to become the perfect family home. This property benefits from a spacious driveway that leads to an attached garage providing ample storage and parking options. Located close to local amenities, transportation services and schools, this property is the perfect location for a family to reside.

As you enter the property, you will be welcomed into the heart of this home - the spacious living room, bathed in natural light creating a warm and welcoming ambience. The living room is enhanced by a gas fire adding a touch of elegance and comfort during the winter months. Adjacent to the lounge, you will find the kitchen boasting ample storage cupboards and countertops, providing perfect practicality for meal preparation.

As you ascend the stairs, you will find three bedrooms and a family shower room. Bedroom one and two offers a private and spacious retreat featuring fitted wardrobes, allowing for room expansion if desired.

## GARDEN

To the rear of this property you will find a private and secure garden which has the perfect combination of lawn and paving stones. This garden is perfect for outdoor gatherings, a morning coffee in the sun or leisurely evenings.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 7.12m x 3.35m Lounge/Dining Room
- 4.03m x 2.70m Kitchen
- 5.30m x 2.11m Garage

### FIRST FLOOR

- Landing
- 3.63m x 3.35m Bedroom One
- 3.44m x 3.35m Bedroom Two
- 2.58m x 2.11m Bedroom Three
- 2.47m x 2.11m Bathroom

## SERVICES

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

## LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey 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. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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

- Warrington West Train Station 0.2 mile walk
  - Chapelford Primary School 0.4 mile walk
  - Warrington Town Centre 2.3 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 22 miles via M56
  - Liverpool City Centre 17.4 miles via M62
- (Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**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.



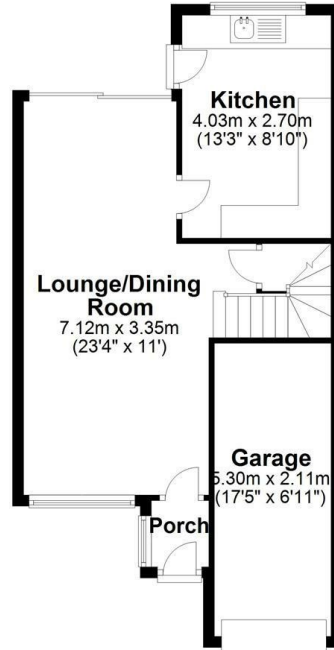


## IMPORTANT NOTICE

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.

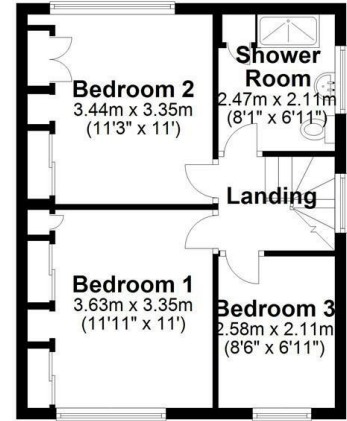
### Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk  
Plan produced using PlanUp.



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