



# Arizona Crescent, Great Sankey, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- 40% Shared Ownership
- First Time Buyers
- Investors
- Large Lounge
- Modern Interior
- Two Bedrooms
- Driveway Parking
- Close to Amenities
- Good Motorway Links
- Great Location

## DESCRIPTION

**\*\*40% SHARED OWNERSHIP\*\*** We bring to market, this charming end terrace house which is the perfect opportunity for investors or first time buyers beginning their new chapter. Being situated in the popular location of Great Sankey, this home benefits from two bedrooms, ample living space, and boasts a modern décor that is sure to impress.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. To the rear is the kitchen diner, that has an abundance of natural light flowing through, making this a great space to sit down after a long days work. Also to the ground floor is a downstairs WC. To the first floor there are two generous-sized bedrooms as well as a family bathroom. There is plenty of space for comfortable living. Whether you're looking for a place to call home or an investment opportunity, this house on Arizona Crescent has the potential to meet your needs.

### SHARED OWNERSHIP CRITERIA

Owners combined income less than £80,000 PA  
Cannot be purchased as a second home



## GARDEN

This home enjoys a rear garden which benefits from a patio area and a great sized lawn. One of the highlights of this property is the parking space for two vehicles, ensuring convenience for you and your guests.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.40m x 3.57m Lounge
- 3.24m x 3.57m Dining Kitchen
- 0.63m x 1.00m WC

### FIRST FLOOR

- Landing
- 3.30m x 4.67m Bedroom One
- 4.37m x 2.52m Bedroom Two
- 1.87m x 2.09m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 1130Mb (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. 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 Chapelford 6 minute walk
- Great Sankey Neighbourhood Hub 6 minute drive
- Gemini Retail Park 6 minute drive
- 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

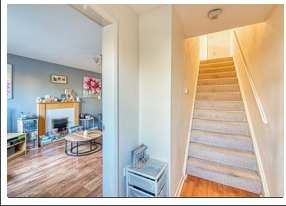
**Local Authority:** Warrington Borough Council  
**Council Band:** B  
**Tenure:** Leasehold - Share of Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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

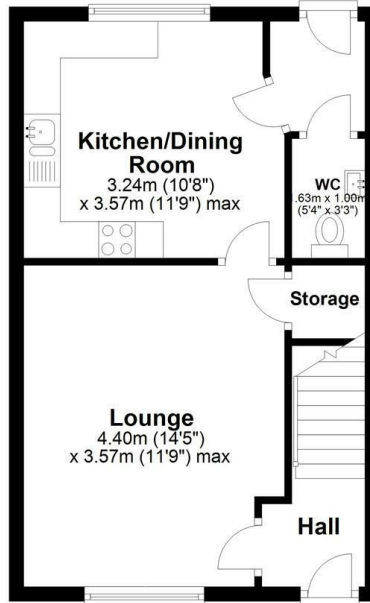






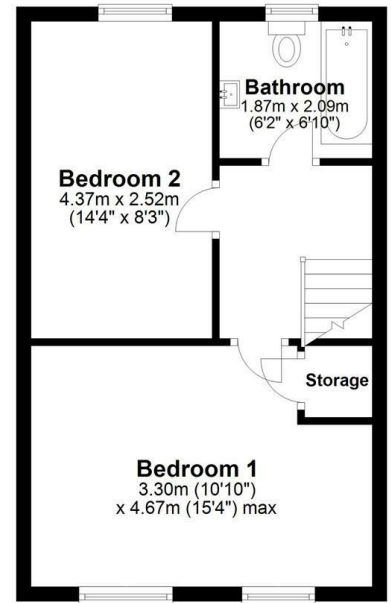
### Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 sq. feet)



## 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) <b>A</b>                          |  |                         | <b>90</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>76</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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