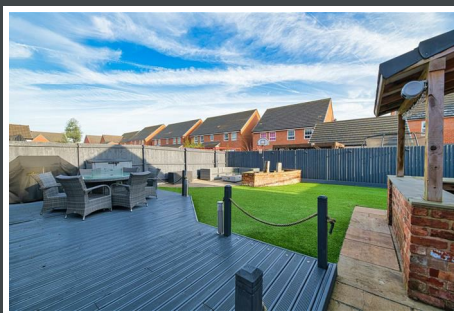




# Laverne Drive, Chapelford Village Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Stunning Interior
- Move-In Ready!
- Four Bedrooms
- Sleek Kitchen
- Beautifully Presented
- Attractive Garden
- Converted Garage
- High Specification
- Fantastic Location

## INTERIOR

An exquisite four-bedroom family home, decorated to a high standard with high specification upgrades throughout! This move-in ready property boasts a large lounge with an attractive bay window, stunning media wall and standout fireplace. The bright and sleek kitchen/dining room offers large floor to ceiling windows with double French doors leading to the landscaped garden. The ground floor also features a convenient utility room, a WC, and a versatile playroom that can double as a home office. Upstairs, you'll find four generously-sized bedrooms, with bedroom one offering a recently upgraded Ensuite. Bedrooms one, two, and four also benefit from thoughtfully designed fitted wardrobes. Completing the first floor is the spacious family bathroom. Additionally, the garage has been semi-converted into a home office or multi-functional room, ideal for home working or as a cinema room/hobby room. This home is perfect for modern family living, offering ample space and flexibility.

## GARDEN

The garden has been landscaped to a high standard, making it perfect for entertaining. It features a large decking area and a brick-built bar, providing an ideal space for gatherings and relaxation. To the front of the home is a large driveway which is suitable for multiple cars and access into the storage area of the converted garage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: 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. Chapelfords 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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.



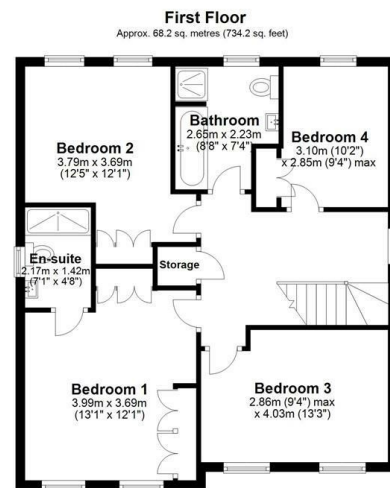
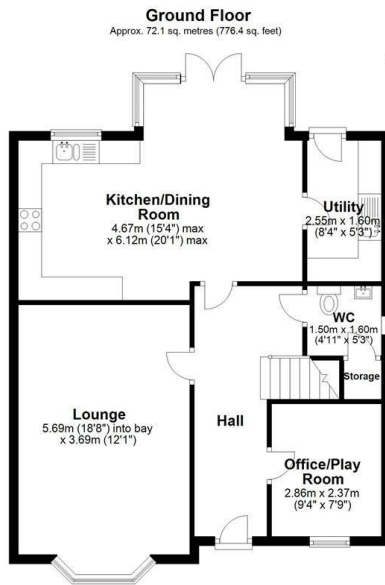




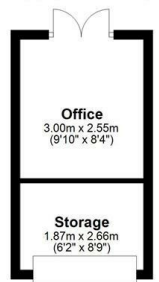


## IMPORTANT NOTICE

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.



**Outbuilding**  
Main area: approx. 7.6 sq. metres (82.2 sq. feet)  
Plus garage, approx. 5.0 sq. metres (53.5 sq. feet)



Main area: Approx. 148.0 sq. metres (1592.8 sq. feet)  
Plus garages, approx. 5.0 sq. metres (53.5 sq. feet)



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