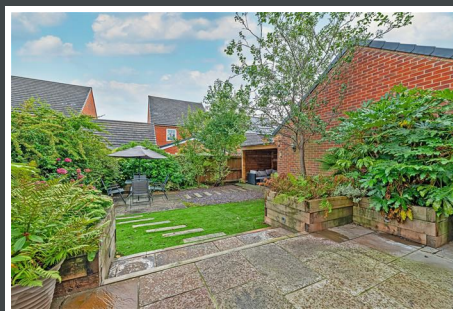




Pasadena Avenue, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- No Onward Chain
- Large Lounge
- Beautiful Garden
- Near To Amenities
- Four Bedrooms
- Gorgeous Kitchen
- Detached Garage
- Driveway Parking
- Popular Location

DESCRIPTION

Welcome to this stunning detached family home located in the popular area of Chapelford. Offered for sale with no onward chain, this property boasts ample living space, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and a beautiful garden, this home is ideal for the growing family.

Entry into the home is via the welcoming hallway which provides access to all areas of the ground floor. The lounge looks out to the front of the home through a bay window which allows natural light to flow through the space. The spectacular kitchen/dining room is to the rear and provides access to the garden through double patio doors. The kitchen celebrates integrated appliances including an oven, fridge freezer and dishwasher. The ground floor is complete with a handy utility room and a WC.

To the first floor, there are four spacious bedrooms. Bedroom one benefits from fitted wardrobes and an En-suite. There is also a modern family bathroom.

Don't miss the opportunity to make this charming, detached house your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

GARDEN

One of the highlights of this property is the beautiful garden, ideal for enjoying the outdoors and hosting summer gatherings. The detached nature of the house provides privacy and a sense of exclusivity, making it a perfect retreat from the hustle and bustle of everyday life. Parking is made easy with space for two vehicles, and the detached garage offers additional storage or parking options.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.01m x 3.39m Lounge
- 3.69m x 5.95m Dining Kitchen
- 1.55m x 0.67m Utility Room
- 1.43m x 0.99m WC
- 5.17m x 2.72m Garage

FIRST FLOOR

- Landing
- 3.73m x 3.21m Bedroom One
- 1.64m x 2.15m En-suite
- 3.23m x 3.01m Bedroom Two
- 2.58m x 3.27m Bedroom Three
- 2.26m x 3.24m Bedroom Four
- 2.13m x 1.68m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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

- Chapelford Farm 0.3 mile walk
- Chapelford Village Primary School 10 minute walk
- Warrington West Station 15 minute walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

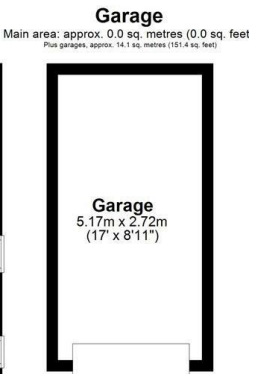
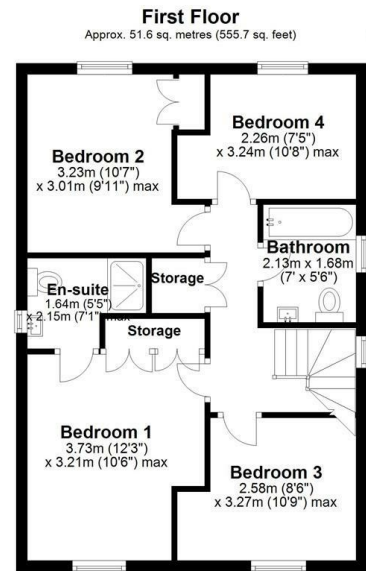
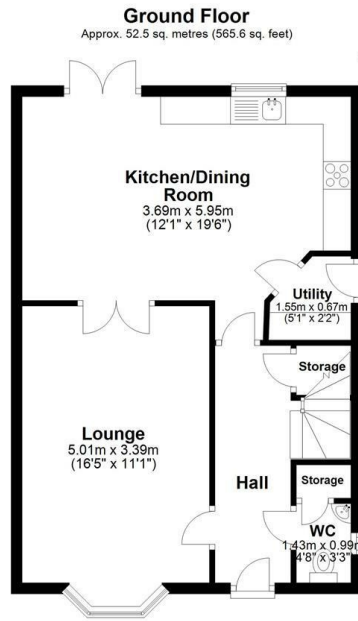
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 104.2 sq. metres (1121.4 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.4 sq. feet)



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