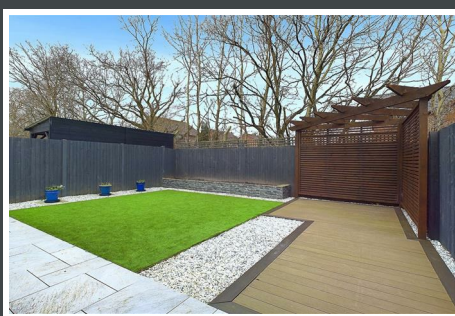
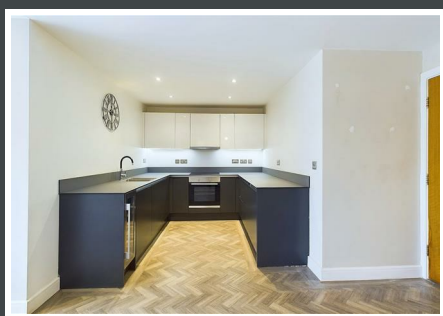




Montgomery Close, Great Sankey, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Four Bedrooms
- Beautiful Garden
- Integral Garage
- Beautiful Home
- Modern Living
- Family Home
- Close to Local Schools
- Driveway Parking
- Close to Local Amenities

INTERIOR

Welcome to this stunning home, where the journey begins through a welcoming hallway that leads into all areas of the ground floor. The highlight of this residence is the expansive open-plan kitchen, lounge, and dining room, featuring bi-folding doors that open to a beautifully landscaped garden. This versatile space is perfect for families to relax and unwind or to host memorable gatherings. Completing the ground floor is a dedicated office, ideal for home workers, an integrated garage, and a convenient WC.

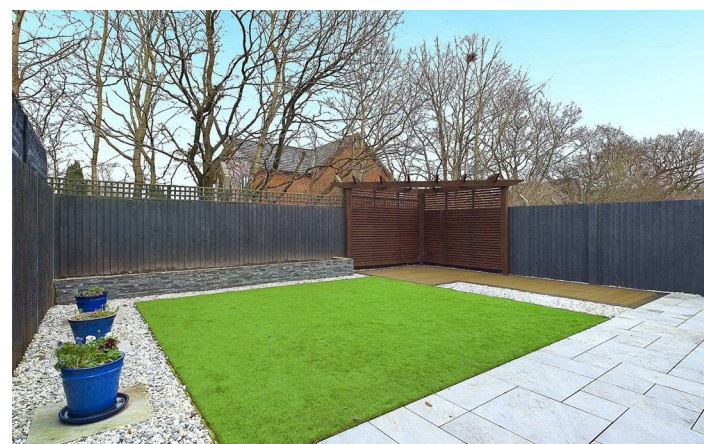
Ascend to the first floor and discover three spacious bedrooms and a stylish family bathroom. Bedroom two is graced with a Juliet balcony, allowing the warm summer breeze to flow through. The second floor is dedicated to the luxurious master suite, complete with an En-suite bathroom, offering a private retreat. This home truly combines elegance, functionality, and modern living.

GARDEN

This meticulously landscaped rear garden boasts a harmonious blend of artificial lawn and a stylish decking area, ensuring low-maintenance elegance. It's the ideal outdoor space for hosting family and friends during warm summer months or for simply relaxing in the sunshine. The high standard of design elevates the garden's appeal, making it a perfect sanctuary. Additionally, the front of the property offers driveway parking for up to two cars, combining convenience with beauty.

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. 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

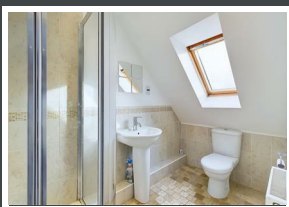
Not included in the asking price.

Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





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) 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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