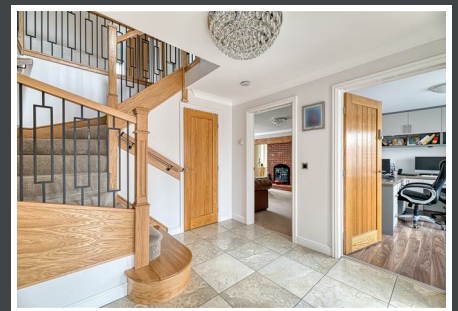




New Hampshire Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Large Corner Plot
- Generous Driveway
- Wrap Around Garden
- Open Kitchen/Family Room
- Five Bedrooms
- Freehold Title
- Double Garage
- Fantastic Location
- Bi-folding Doors

DESCRIPTION

Step inside this stunning five-bedroom detached home and be welcomed by a spacious entrance hall, leading to a selection of well-proportioned living spaces and featuring an eye-catching grand staircase. The formal lounge is a true retreat offering French doors that flood the room with natural light and an exposed brick fireplace. A separate family room/snug provides additional living space, perfect for relaxing or a children's play room. The heart of this home is the large open-plan kitchen family room, showcasing bi-folding doors opening onto the garden, creating a seamless indoor-outdoor flow. A separate utility room offers further convenience and completing the property is the sleek and stylish WC along with the home office.

Upstairs is home to five bedrooms and three bathrooms, offering ultimate comfort and privacy for all family members and guests. The master suite is a true retreat showcasing fitted wardrobes and an En-suite bathroom whilst bedroom two provides a shower room and bespoke fitted wardrobes.

GARDEN

One of the standout features of this home is the large, wrap-around private garden, offering a perfect space for outdoor entertaining, play areas, or simply unwinding in a peaceful setting. The corner plot provides added privacy, while the double garage and ample driveway parking ensure convenience for multiple vehicles. An added benefit is the EV charging point, fitted to the front of the property.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.91m x 3.59m Lounge
- 3.53m x 3.49m Snug/Family Room
- 5.91m x 6.84m Kitchen/Family Room
- 2.10m x 3.59m Home Office
- 1.54m x 2.30m Utility Room
- 1.01m x 2.30m WC
- 5.85m x 5.56m Double Garage

FIRST FLOOR

- Landing
- 5.85m x 5.56m Bedroom One
- 3.84m x 1.95m En-suite
- 4.26m x 3.59m Bedroom Two
- 2.47m x 1.69m En-suite
- 3.09m x 4.40m Bedroom Three
- 4.41m x 3.17m Bedroom Four
- 2.56m x 3.10m Bedroom Five
- 2.90m x 2.42m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

LOCATION - CHAPELFORD

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 10 minute walk
- Chapelford Primary School 10 minute walk
- Warrington West Station 10 minute walk
- Great Sankey Neighbourhood Hub 2 miles
- Gemini Retail Park 2 miles
- 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
Council Band: G
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

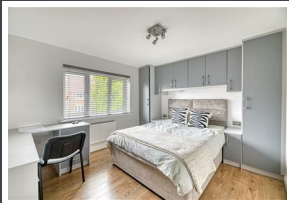
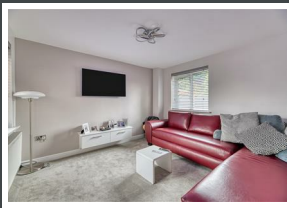
Contents, Fixtures and Fittings

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









IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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	

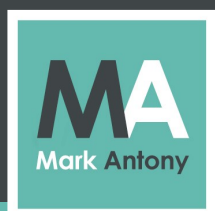
VIEWING ARRANGEMENTS

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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