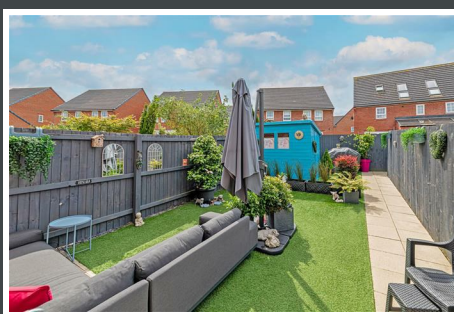




# Oklahoma Boulevard, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Integrated Appliances
- First Time Buyers
- Close To Amenities
- Great Transportation
- Manageable Garden
- Sought-After Location
- Spacious Living Area

## DESCRIPTION

Offered for sale with a blend of contemporary style and eclectic charm, we proudly present this stunning three bedroom home. Located in the sought-after location of Great Sankey, this property is perfectly situated close to local amenities, shops and schools making this the perfect area for a growing family to reside.

Entry to the property is granted via the hallway, providing access to all areas of this home. To the left of the hallway, you will find a spacious living room which is filled with array of natural light creating a bright and airy ambience. This space is perfect for a relaxing night watching tv or entertaining guests. Adjacent to the lounge you will find a modern kitchen featuring integrated appliances, ample storage and hard marble countertops. The kitchen has space for a dining table and provides a view of the rear garden. The ground floor concludes with a conveniently placed WC.

As you ascend the stairs, you will find three bedrooms each offering a blissful retreat after a long working day. Bedroom One features ample storage, fitted wardrobes and the luxury benefit of a private En-suite bathroom. Bedrooms two and three are versatile spaces that could be used as a guest room or home study. These bedrooms have shared access to a modern family bathroom.



## GARDEN

To the rear of the property you will find a private oasis featuring lush greenery and bursts of color. A quaint patio area, furnished with cushioned seating and whimsical garden art, is perfect for al fresco dining and entertaining.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.59m x 3.63m Lounge
- 3.31m x 4.71m Kitchen/Dining Area
- 1.53m x 0.98m WC

### FIRST FLOOR

- Landing
- 2.88m x 3.24m Bedroom One
- 2.10m x 1.37m En-suite
- 3.88m x 2.45m Bedroom Two
- 2.27m x 2.16m Bedroom Three
- 1.80m x 2.17m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 425Mb (Via BT)

## LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey 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. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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 Village Primary 5 minute walk
- Warrington West Station 5 minute walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



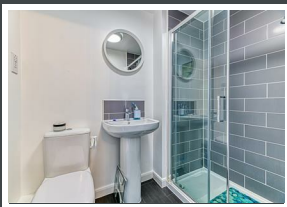
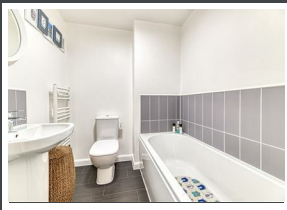
## GENERAL INFORMATION

**Local Authority:** Warrington  
**Council Band:** C  
**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.



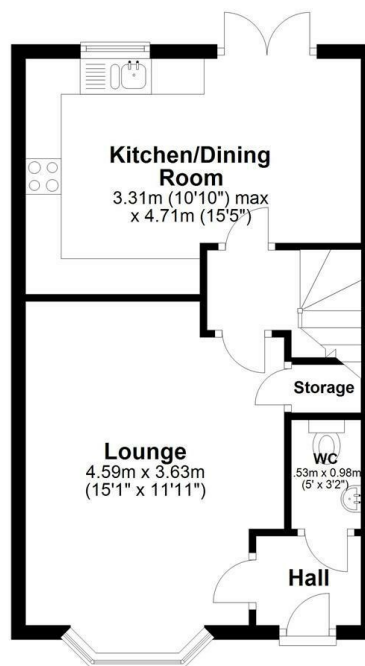


## IMPORTANT NOTICE

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.

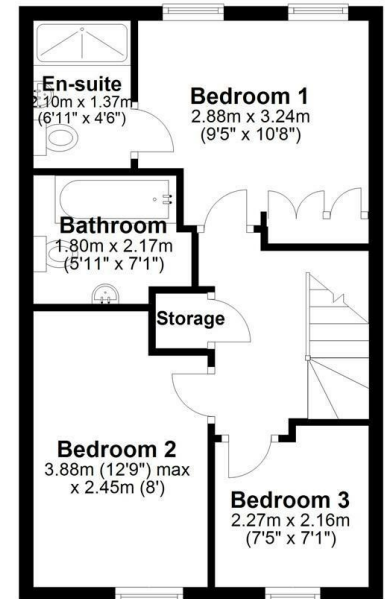
### Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)

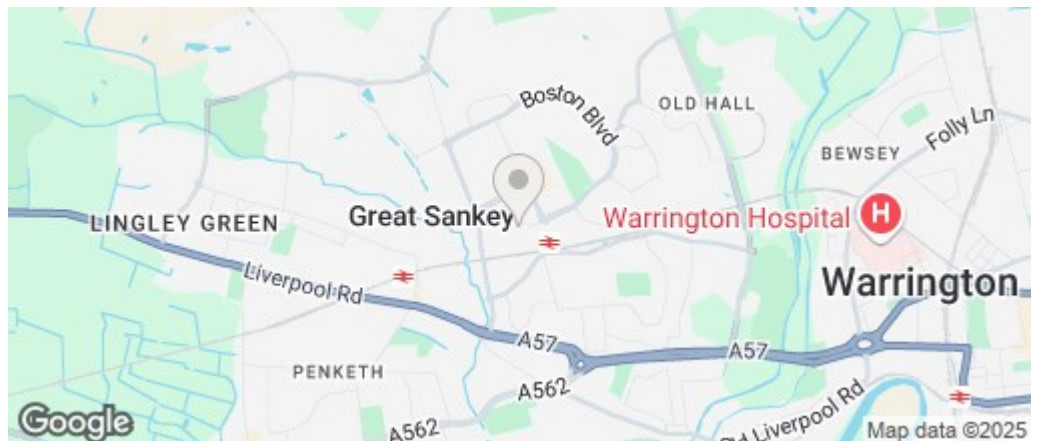


### First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 84                      |           |
| (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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