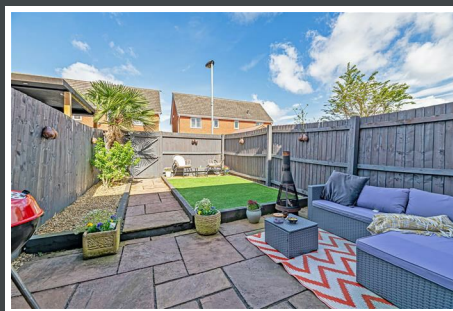




Moran Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Town House
- Spacious Lounge
- Light and Airy
- Allocated Parking
- Close to Local Amenities
- Three Bedrooms
- Ample Space
- Beautifully Presented
- Private Garden
- Close to Schools

DESCRIPTION

A gorgeous home, set over three floors, is located on the popular Chapleford village development and within walking distance to all local amenities. Comprising of three double bedrooms, a spacious lounge, a beautifully presented garden as well as allocated parking. This home is perfect for the growing family and viewings are highly recommended.

Entry into this lovely home is via the welcoming hallway that seamlessly connects all areas of the ground floor. The kitchen is set to the front of the property and boasts integrated appliances including a washing machine, dishwasher, electric oven and gas hob. Flowing towards the rear, the light-filled lounge features patio doors that usher in lots of natural light. Rounding off the ground floor is a convenient WC and additional storage space.

To the first floor, bedrooms two and three offer generous dimensions suitable for double beds, alongside the family bathroom. Ascend to the second floor to discover the master bedroom, highlighting a spacious walk-in wardrobe and a modern en-suite bathroom. Further enhancing convenience, the second floor also provides additional storage options.



GARDEN

Outside, the family-oriented home presents a private picturesque, low-maintenance rear garden. The predominantly patio-laid space, complemented by artificial lawn, this garden is perfect for entertaining guests in the summer. To the rear of the property is allocated parking for two cars, along with ample visitor parking spaces.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.00m x 4.03m Lounge
- 3.96m x 1.88m Kitchen
- 1.81m x 0.85m WC

FIRST FLOOR

- Landing
- 3.58m x 4.03m Bedroom Two
- 3.34m x 4.03m Bedroom Three
- 1.94m x 1.70m Bathroom

SECOND FLOOR

- 3.93m x 4.03m Bedroom One
- 2.05m x 2.05m En-suite
- 3.14m x 1.89m Walk-in-Wardrobe

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- Warrington West Station 9 minute walk
- Sankey Valley Park 1 mile
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester City Centre 23 miles via M62
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



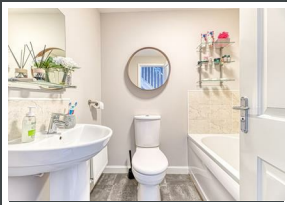
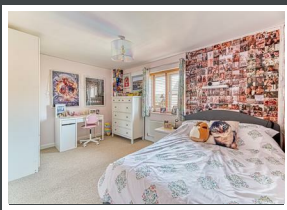
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: D
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.



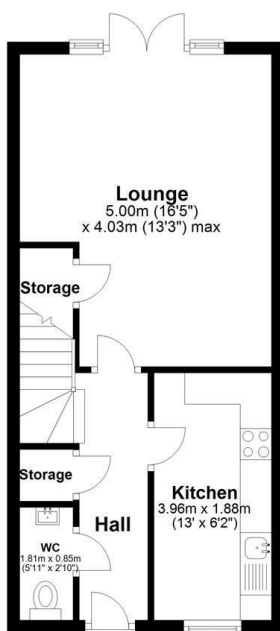


IMPORTANT NOTICE

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.

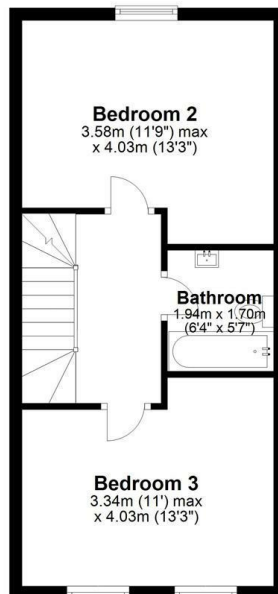
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



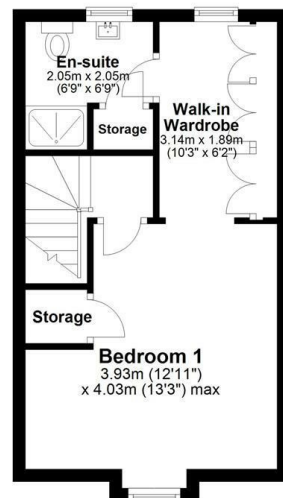
First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)



Energy Efficiency Rating

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