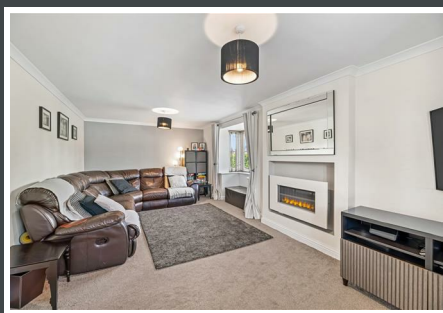
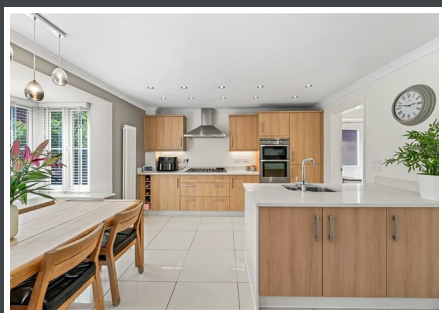




Ohio Grove, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Double Bedrooms
- Detached Home
- Private Garden
- Quiet Position
- Double Detached Garage
- Close To Schools
- Near To Amenities
- Move-In Ready!
- Transport Links
- Chapelford Development

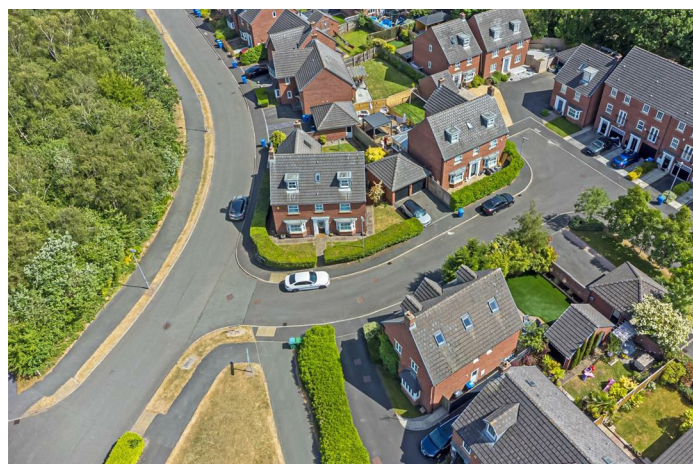
DESCRIPTION

Impeccably presented and generously proportioned, this exceptional property offers an abundance of space, privacy, and modern family living. Upon entering, you are greeted by a welcoming entrance hallway that flows effortlessly into the heart of the home. The formal lounge to the front offers a cosy yet spacious setting for relaxing or entertaining. To the rear, the property opens up into a stunning open-plan kitchen, dining, and family area—flooded with natural light and beautifully designed with modern cabinetry, integrated appliances, and stylish finishes. This is the perfect social hub for busy family life and hosting guests. The ground floor also benefits from a convenient utility and downstairs WC.

Upstairs, the first floor is home to a spacious landing leading to three generously sized double bedrooms, including bedroom one with a private En-suite shower room while the remaining bedrooms are serviced by a modern family bathroom. Bedrooms four and five are located on the second floor along with a further shower room, ideal for hosting guests or for a private retreat. All of the five bedrooms include built-in/fitted storage, ideal for a growing family in need of more space!

GARDEN

Boasting a large private driveway, detached double garage, and a low-maintenance garden framed by mature greenery, this home offers both privacy and practicality. The rear garden is a true highlight, landscaped with a low-maintenance design and bordered by established mature greenery offering excellent privacy and a tranquil setting for outdoor relaxation or entertaining friends and family. In addition, there is access from the garden into the detached garage for convenience.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.34m x 3.99m Lounge
- 6.34m x 4.75m Kitchen/Family Room
- 1.84m x 1.96m Utility Room
- 1.68m x 0.97m WC
- 5.44m x 5.30m Double Garage

FIRST FLOOR

- Landing
- 3.79m x 3.77m Bedroom One
- 2.28m x 1.41m En-suite
- 3.32m x 3.40m Bedroom Two
- 2.99m x 3.40m Bedroom Three
- 1.90m x 2.26m Bathroom

SECOND FLOOR

- Landing
- 4.18m x 3.51m Bedroom Four
- 2.38m x 3.84m Bedroom Five
- 1.70m x 2.15m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1330Mb (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)



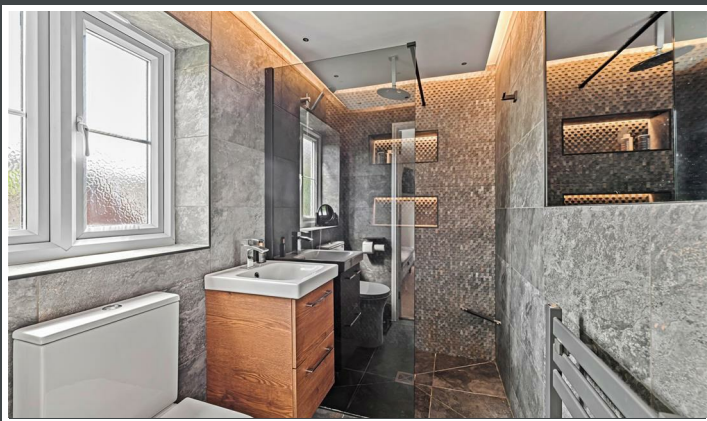
GENERAL INFORMATION

Local Authority: Warrington
Council Band: F
Tenure: Leasehold
(Property tenure to be confirmed by solicitors)

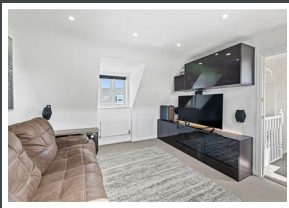
Contents, Fixtures and Fittings

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



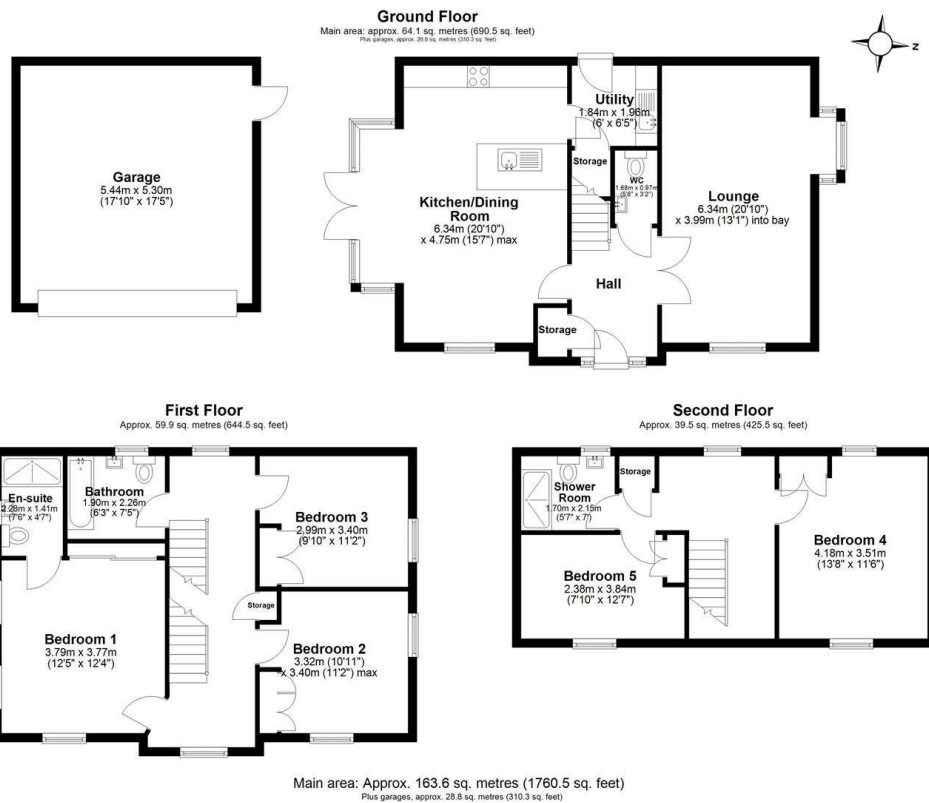






IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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+)		
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		

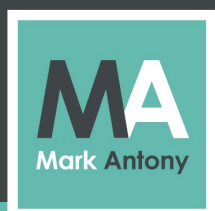
VIEWING ARRANGEMENTS

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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