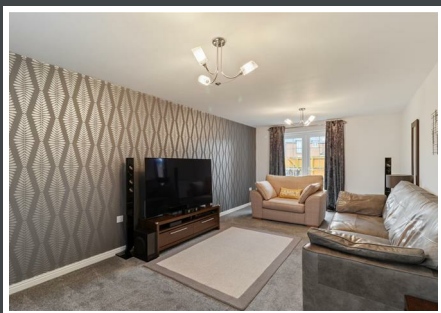




# Orlando Drive, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain!
- FOUR Bedrooms
- DETACHED Family Home
- Near To Schools
- Close To Amenities
- Move-In Ready!
- FREEHOLD Title
- Great Location
- Garage
- Warrington West Station

## INTERNAL

An inviting and move-in ready family home offering the perfect blend of modern living and family-friendly comfort. The bright and spacious lounge showcases a large bay window and double French doors opening into the garden whilst the dining room provides an additional multi-functional reception room, ideal as a children's playroom, a snug or home office. To the rear, the sleek and fully-equipped kitchen/diner with integrated appliances provides ample storage and opens into the garden, perfect for al fresco dining and entertaining guests. Completing the downstairs is the convenient WC.

The upstairs is home to a master bedroom with an En-suite and fitted wardrobes, plus three additional well-proportioned bedrooms and the modern family bathroom.

## GARDEN

Outside is the beautifully maintained and landscaped rear garden with a mix of patio, lawn and decking, ideal for outdoor gatherings and playtime with the kids. There is rear access to the garage along with private parking.

## SERVICES

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



## 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. Chapelfords 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

**Council Band:** E

**Tenure:** Leasehold

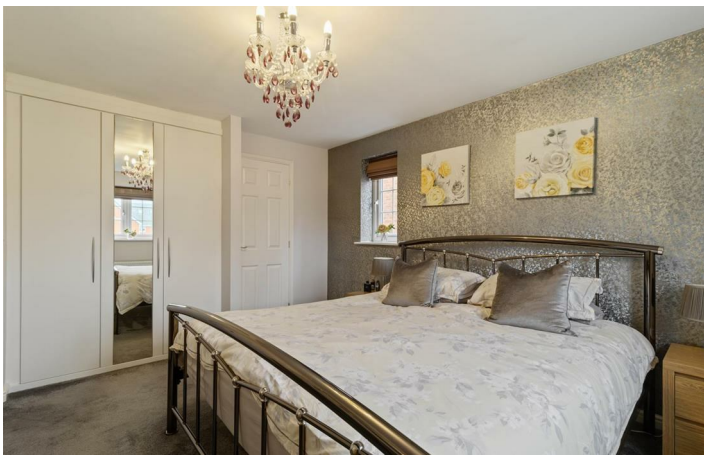
(Property tenure to be confirmed by solicitors)

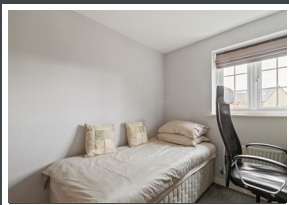
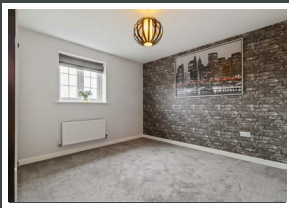
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

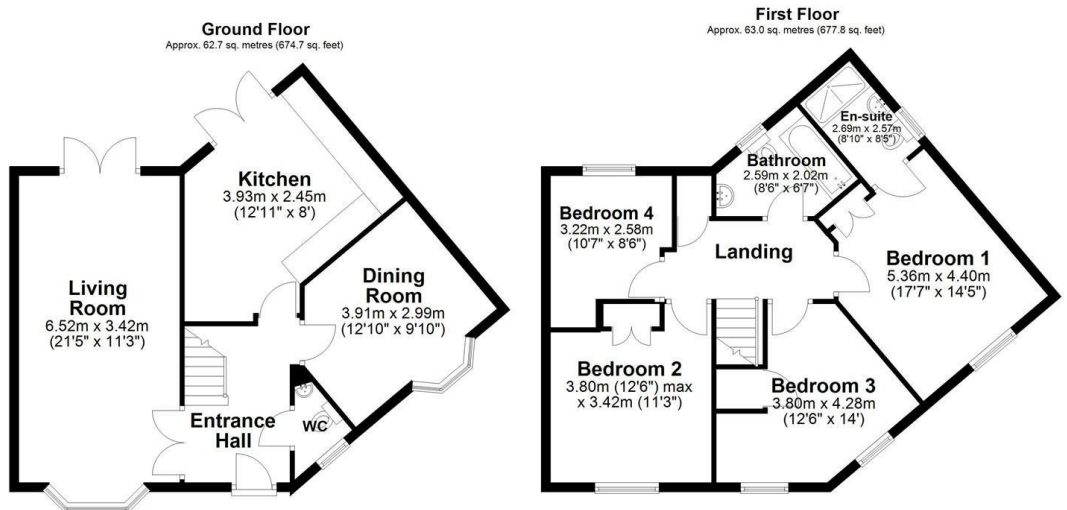






## IMPORTANT NOTICE

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.



Total area: approx. 125.7 sq. metres (1352.5 sq. feet)



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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070