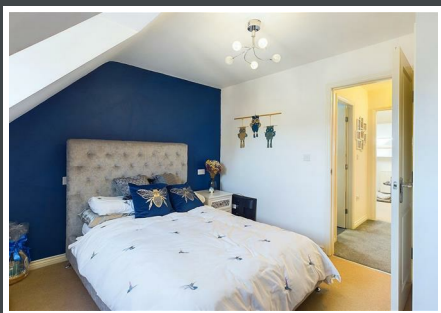




Phoenix Place, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Double Bedrooms
- Garage
- Off Road Parking
- Versatile Layout
- Low Maintenance Garden
- Ensuite Shower Room
- Excellent Motorway Links
- Walking Distance to Schools and Amenities
- Scenic Walking Routes

INTERIOR

A charming property in the heart of Chapelford, with three bedrooms, two bathrooms, a versatile kitchen/dining area and additional reception room making this a fabulous home perfect for a growing family!

Entrance is granted via a hallway, revealing a deceptively spacious home. Leading through to the back, the hallway opens up to the kitchen/dining area featuring integrated appliances and double patio doors which fill the room with light. The expansive area allows room to be a family area with sofas, providing the home with versatility. Off the hallway, you'll find a dedicated reception room—ideal as a home office or playroom—a convenient downstairs WC, and a practical storage space for coats and shoes. Ascending to the first floor, a generous lounge offers the flexibility to serve as an additional bedroom, while the primary suite boasts a spacious ensuite with a sleek, modern shower.

The second floor is home to two further bright and airy bedrooms, enhanced by Velux windows that invite abundant daylight. Completing the home is a stylish family bathroom, featuring an over-bath shower for ultimate convenience.

GARDEN

This mid terrace property is not without convenience, boasting a garage and off street parking for two cars, plus additional street parking. To the rear of the property a serene retreat awaits—an immaculately maintained garden featuring easy-care Astro turf, a paved area, and beautifully kept shrubbery that ensures both privacy and tranquillity.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,600Mb (Via Vodafone)



LOCATION

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

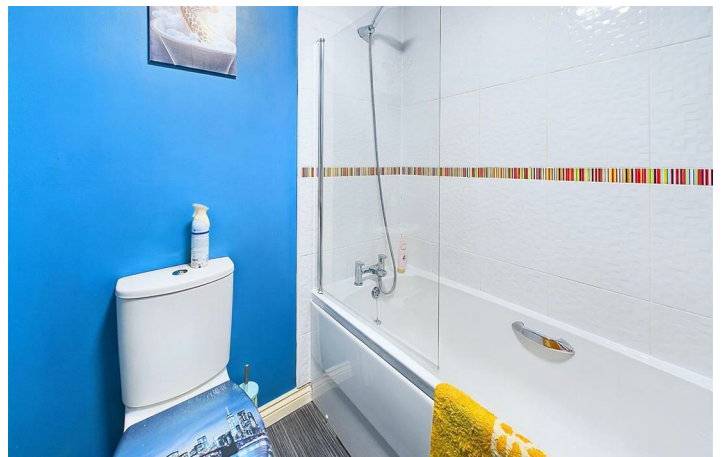
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



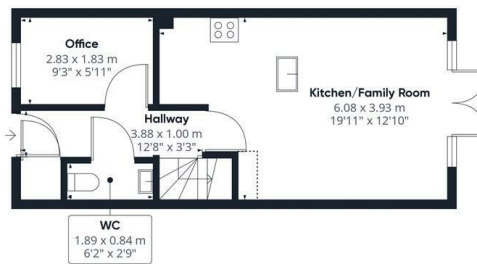


IMPORTANT NOTICE

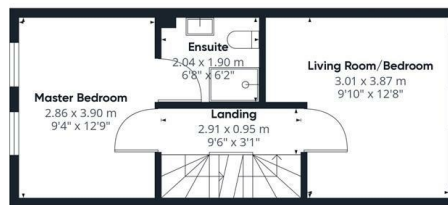
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Ground Floor



Floor 1



Floor 2



Approximate total area¹

91.69 m²

986.94 ft²

Reduced headroom

3.67 m²

424.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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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