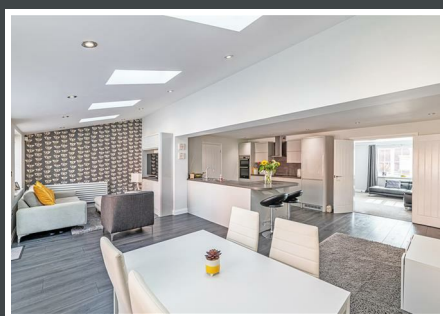




Jefferson Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Full Length Extension
- Beautifully Modern
- Driveway
- Close To Schools
- Four double Bedrooms
- Three Reception Rooms
- Garage
- Chapelford Village
- Near To Local Amenities

INTERIOR

This beautifully extended detached home in Chapelford Village effortlessly blends style, comfort, and practicality, making it ideal for modern family living. Thoughtfully designed, it features four spacious bedrooms, an elegant kitchen/family room, an integral garage, and a private driveway for convenience.

As you step inside, a welcoming hallway sets the tone, leading to a bright and inviting lounge, perfect for relaxation. The rear of the home showcases a stunning extension, where bi-fold doors and Velux windows flood the space with natural light, creating an airy and contemporary atmosphere. This versatile area is ideal for entertaining guests, enjoying family time, or simply unwinding in a beautifully sunlit space.

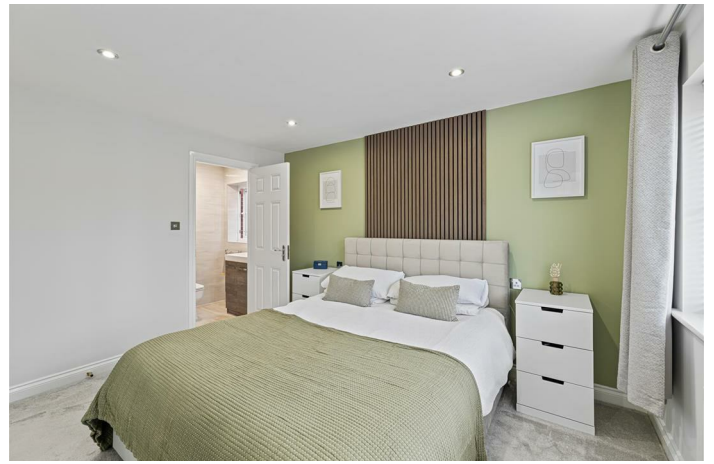
Upstairs, the primary bedroom offers a private retreat with its own En-suite, while three additional bedrooms provide comfortable living quarters, each featuring built-in wardrobes for ample storage. The home is thoughtfully designed with practicality in mind, ensuring every corner serves a purpose while maintaining a stylish aesthetic.

GARDEN

This home boasts a spacious and beautifully designed garden, featuring low-maintenance artificial grass and a stylish patio—perfect for summer enjoyment. At the front, a well-kept lawn complements the private driveway, which accommodates multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



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: E

Tenure: Leasehold

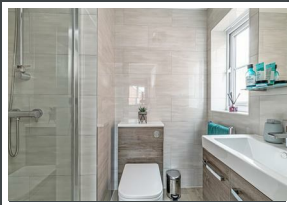
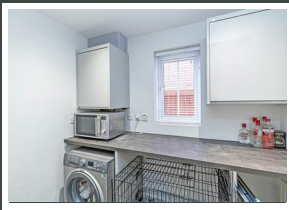
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

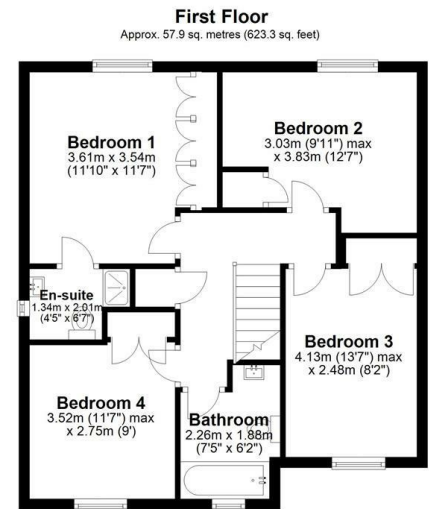
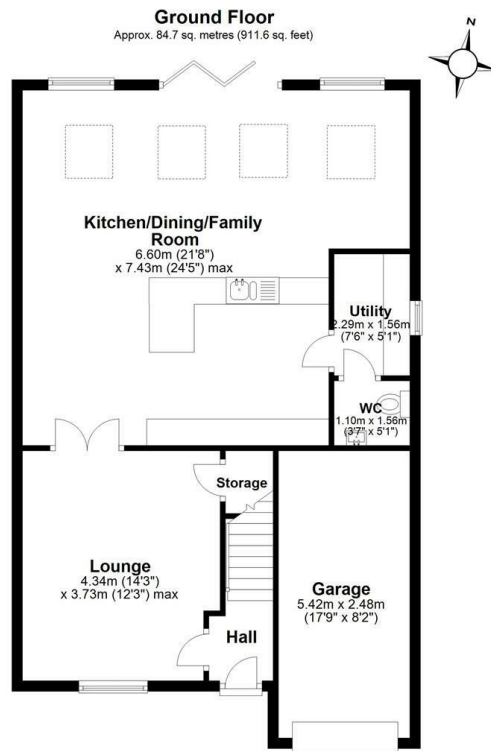
Items may be available under separate negotiation.





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. 142.6 sq. metres (1534.9 sq. feet)



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