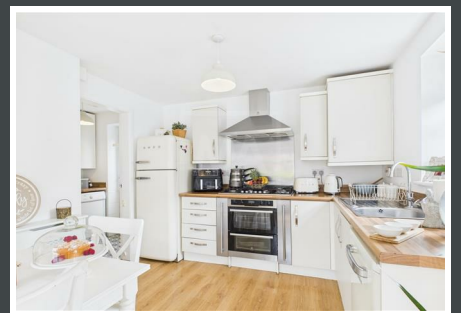




Palmdale Gardens, Great Sankey Warrington, Cheshire



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HIGHLIGHTS

- Detached Family Home
- Driveway Parking
- Close To Schools
- Artificial Lawn
- Bright And Airy
- Sought-After Location
- Detached Garage
- Close To Amenities
- Move In Ready
- Neutral Décor Throughout

INTERIOR

Now available to view, we proudly welcome Palmdale Gardens to market! Nestled in a sought-after location, this stunning three-bedroom detached home offers modern living with a ready-to-move-in feel. Immaculately presented throughout, the property boasts a bright and airy atmosphere with neutral décor that allows for easy personalisation. The spacious living area features large windows allowing natural light to flood the space creating a warm and welcoming ambience. Adjacent to the lounge, you will find an open plan kitchen-diner, the kitchen is sleek and contemporary, fitted with high-quality integrated appliances and ample counter space with charming views of the rear garden. The ground floor concludes with a utility and separate WC. As you ascend the staircase to the first floor, you will find three well-proportioned bedrooms provide ample space for your design ideas. Bedroom One boasts a private en-suite bathroom whilst the additional rooms share a stylish family bathroom.

GARDEN

The low-maintenance garden features high-quality artificial grass, perfect for year-round enjoyment. A charming handmade bar adds a unique touch, ideal for outdoor entertaining. The space also offers convenient access to the garage, making it both functional and inviting—an ideal setting for relaxing or hosting friends and family.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

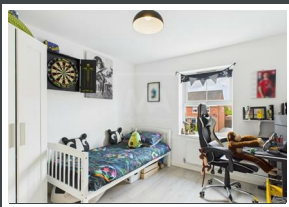
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



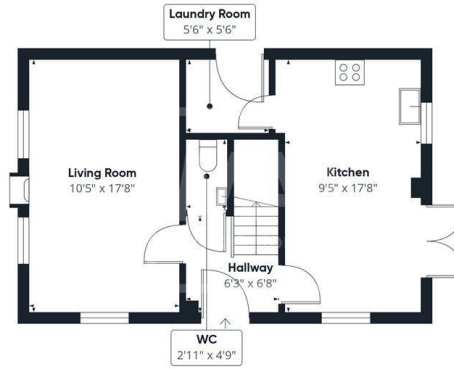


IMPORTANT NOTICE

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 Building 1



Floor 1 Building 1

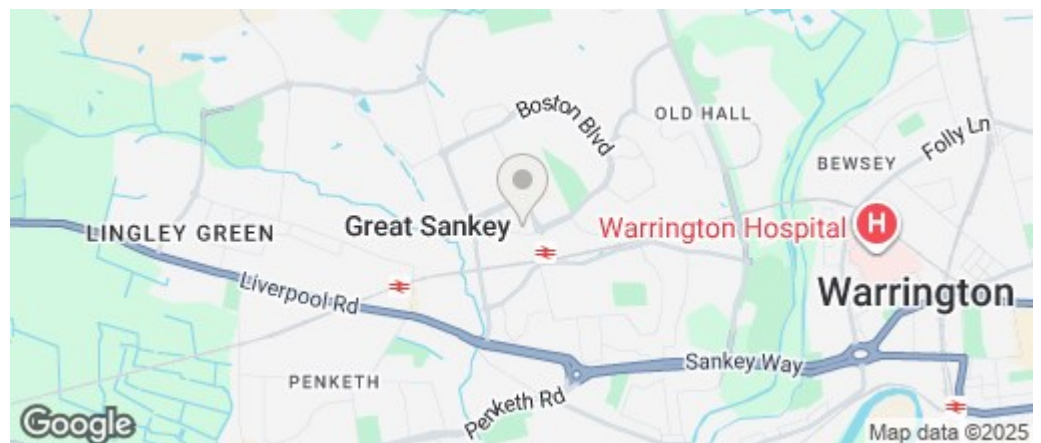


Approximate total area⁽¹⁾
1057 ft²

(1) Excluding balconies and terraces

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		
(81-91) B		87
(69-80) C	75	
(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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