



Colorado Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Double Bedrooms
- Detached Family Home
- No Onward Chain
- Double Garage
- Driveway Parking
- Chapelford Village
- Spacious Garden
- Motorway Links
- Close To Amenities
- Freehold Title

INTERNAL

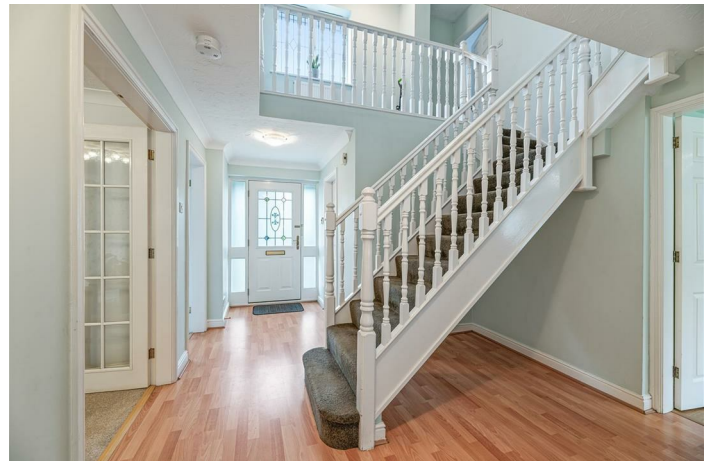
From the moment you step inside, you'll be struck by the sense of space, natural light, and thoughtful layout that this home provides. The property boasts four versatile reception rooms, perfect for formal gatherings, relaxed family time, or even a home office or playroom setup. At the heart of the home lies a stunning open-plan kitchen and dining area, featuring modern finishes and expansive views over the meticulously maintained garden—a perfect setting for everyday living and special occasions alike. Completing the downstairs is the convenient utility room and the WC. Upstairs, five well-proportioned bedrooms provide ample accommodation for a growing family and guests, whilst all complemented by two En-suite bathrooms, a spacious family bathroom and plenty of built-in storage solutions.

GARDEN

Step outside into a well-maintained and generously sized garden that offers the perfect blend of relaxation and functionality. With ample lawn space for children to play and mature trees providing privacy, along with a spacious patio area ideal for summer barbecues or alfresco dining, this outdoor haven is designed for both family living and effortless entertaining. To the front, there is driveway parking and access into the double garage along with a lovely lawn and mature trees, enhancing the properties curb appeal.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1030Mb (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: F

Tenure: Freehold

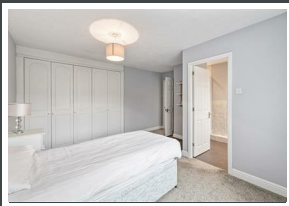
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

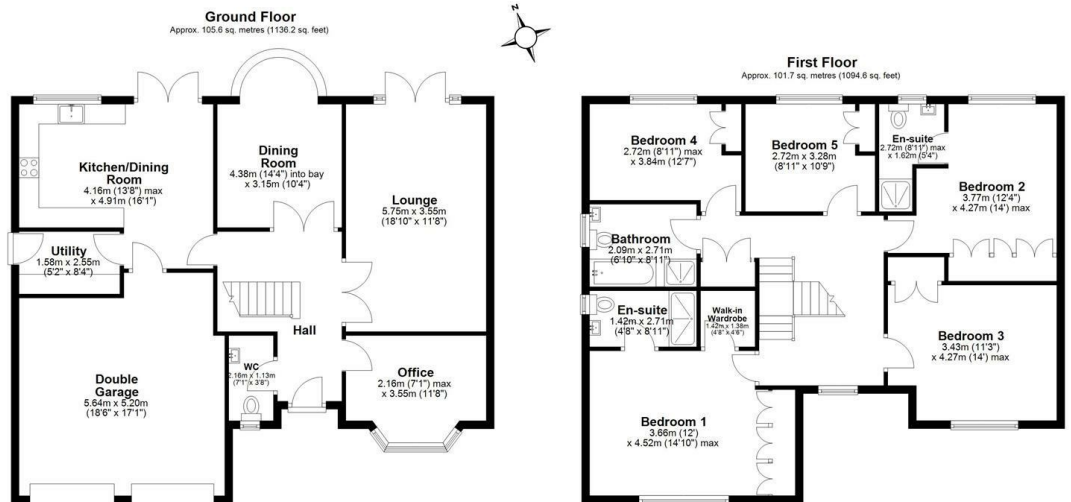
Items may be available under separate negotiation.





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.



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



Mark Antony
SALES & LETTING AGENTS

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