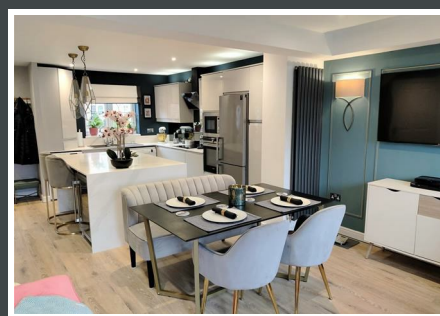
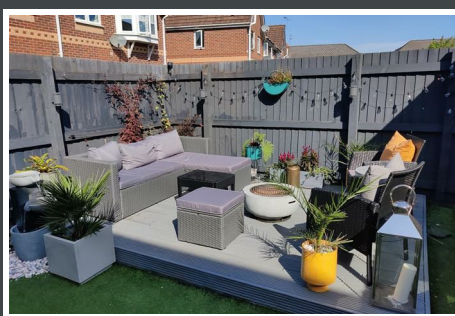




Savannah Place, Great Sankey Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Ideal Location
- Modern Family Bathroom
- Driveway Parking and Garage
- Freehold Title
- Main Bedroom With En-Suite
- Open Plan Living
- Close To Amenities
- Low Maintenance Garden

INTERIOR

Entrance is granted via a vestibule hallway revealing a deceptively spacious home. Flowing seamlessly into the heart of the property, the open-plan kitchen and dining area is a true centrepiece—complete with integrated appliances, ample cupboard storage, and a stunning kitchen island that's ideal for hosting and entertaining. The adjoining lounge features a stylish panelled accent wall, a mounted TV bracket, and double patio doors that flood the space with natural light. A convenient ground floor W.C. adds to the practicality.

Upstairs on the first floor, you'll find two generously sized double bedrooms, both bathed in natural light, along with a sleek and contemporary three-piece bathroom suite.

The second floor is dedicated to the impressive main bedroom, boasting fitted wardrobes, elegant feature lighting, a panelled wall, and a built-in storage cupboard. This level also offers access to a spacious en-suite, beautifully tiled throughout and fitted with a modern shower

GARDEN

This townhouse 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, paved area and decking to the back that ensures both privacy and tranquillity. To the front of the property, a well maintained lawn and mature shrubbery leads up to the door.

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, 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 Borough Council

Council Band: D

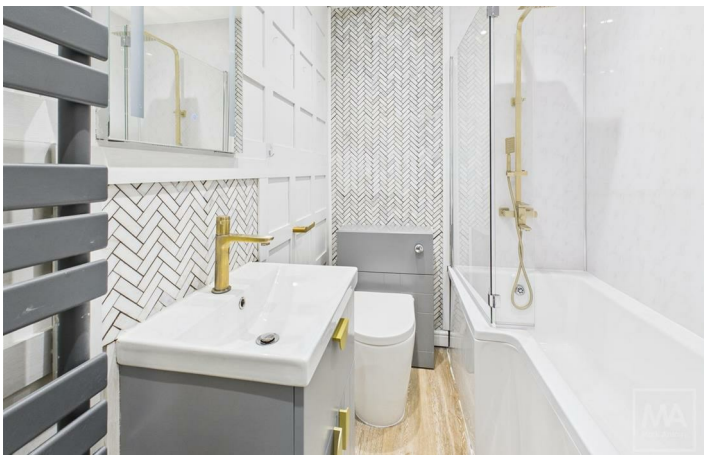
Tenure: Freehold

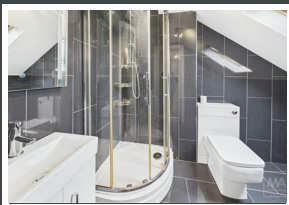
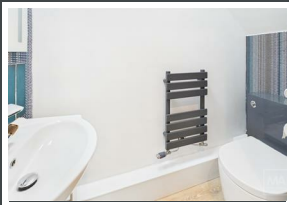
(Property tenure to be confirmed by solicitors)

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.



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Ground Floor Building 1



Floor 1 Building 1

Floor 2 Building 1



Approximate total area⁽¹⁾
950 ft²
Reduced headroom
11 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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