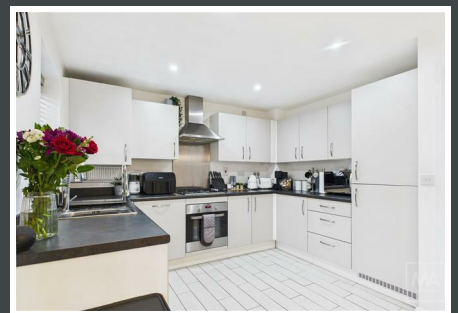
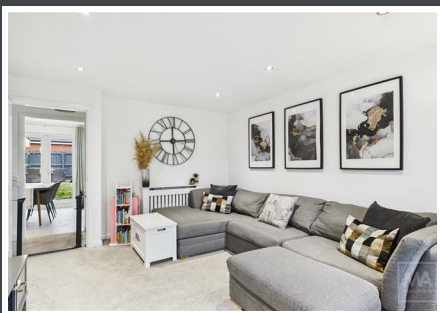




Oklahoma Boulevard, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Beautifully Presented
- Modern Throughout
- Driveway Parking
- Detached Garage
- End Mews Property
- South-Facing Garden
- Fantastic Location
- Warrington West Station
- Private Garden

INTERNAL

Welcome to this modern and move-in-ready family home in an excellent location, combining stylish interiors with practical living space. Flowing from the welcoming entrance hall, the spacious and light-filled lounge featuring a beautiful bay window, offers a perfect family room for relaxing evenings at home. The beautifully bright and modern kitchen/dining room features quality units, stylish worktops, and integrated appliances, creating a sleek and practical space for family cooking and dining. This inviting space benefits from double French doors leading to the garden, ideal for alfresco dining and entertaining during the summer months. Completing the downstairs is the convenient and stylish WC along with understairs storage.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with En-suite shower room, a second double bedroom, and an ideal third bedroom, perfect for a child's room, study, or guest space. The family bathroom is modern and tastefully finished, providing comfort and convenience for all family members.

GARDEN

To the rear, the property enjoys a good-sized garden featuring lawn, paved patio areas, and a garden shed, offering the perfect balance of outdoor relaxation and low maintenance. The garden is enclosed, providing a safe and private space for children and pets. To the front, there is a lovely lawn and mature hedges for privacy along with driveway parking for multiple vehicles, an EV charging point and a detached garage offering additional parking or valuable storage space.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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 Borough Council

Council Band: C

Tenure: Leasehold

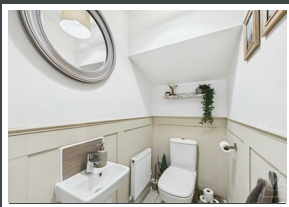
(Property tenure to be confirmed by solicitors)

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.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]
929 ft²

(1) Excluding balconies and terraces

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		94
(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