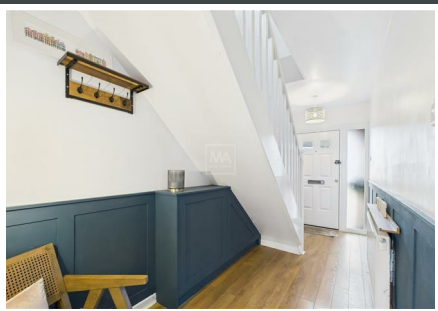




Chestnut Avenue, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Finishes
- Three Bedrooms
- Sleek Decor
- Private Garden
- Sought After Location
- Close To Amenities
- Driveway Parking
- Excellent Transport Links
- Thoughtfully Designed
- Move In Ready

INTERIOR

Step inside this inviting home and you're greeted by a welcoming hallway that sets the tone with its modern finish and leads effortlessly into a bright, airy lounge fitted with a large window allowing an abundance of natural light to flow through as well as a built-in log burner, perfect for those cosy nights. Flowing seamlessly from the lounge, the sleek and modern kitchen with integrated appliances awaits, complete with a stylish dining area that overlooks the garden perfect for casual dining or entertaining. Contemporary décor enhances every corner, offering a fresh and sophisticated atmosphere throughout the ground floor.

Ascend the staircase to discover three well-proportioned bedrooms, each thoughtfully designed to balance comfort and practicality. The four-piece family bathroom is sleek and modern, providing a relaxing retreat with quality fittings and finishes. With its harmonious layout, tasteful interiors, and garden views, this property combines everyday functionality with refined style, making it an ideal choice for families or professionals seeking a home that's ready to move into and enjoy immediately.

GARDEN

Step outside into the delightful garden, designed for both ease and enjoyment. A low-maintenance patio provides the perfect space for outdoor dining or relaxing in the sun, while a neatly kept grassed area adds a touch of greenery and charm with its private positioning. There is also the added bonus of a sheltered seating area fitted with electrics, perfect for all year round use and entertaining guests.

Additionally, a great-sized garage provides excellent storage or potential for further use with private driveway parking. A superbly practical outdoor setup.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

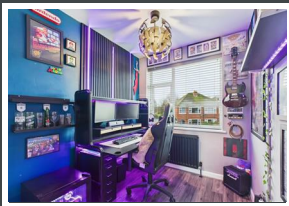
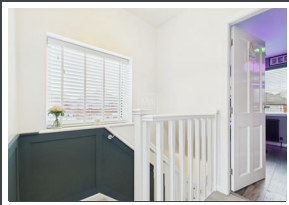
Contents, Fixtures and Fittings

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.



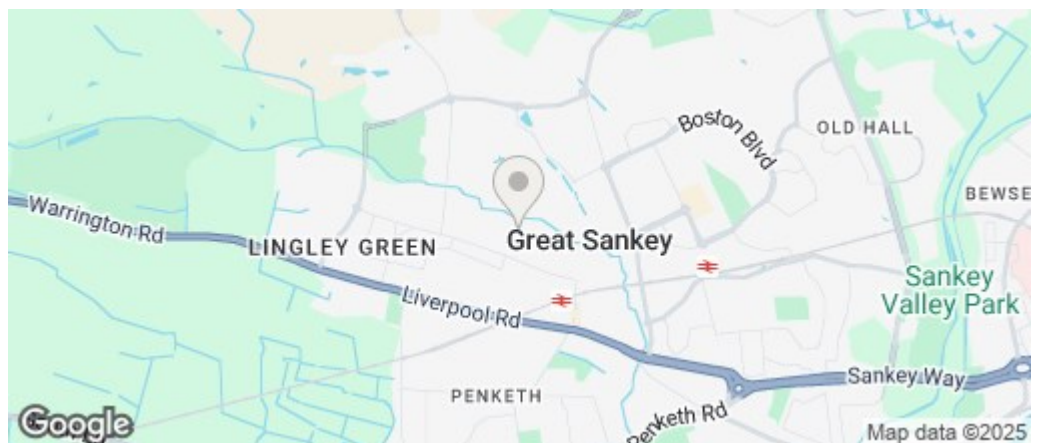
Approximate total area⁽¹⁾
1165 ft²
Reduced headroom
14 ft²

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