

# Olympia Place, Great Sankey Warrington, Cheshire











# HIGHLIGHTS

- Five Double Bedrooms
- Freehold Title
- **Driveway Parking**
- Four Reception Rooms
- Three Bathrooms

- Detached Family Home
- Double Detached Garage
- Private Position
- **Fantastic Location**
- Expansive Home



#### **INTERNAL**

Situated in a quiet and peaceful position, this family home is perfect for those seeking spacious, flexible living in a well-connected residential setting. From the moment you step through the front door, the sense of space and light is undeniable. This well-appointed property is thoughtfully laid out over three generous floors, with an abundance of space. The ground floor features a welcoming entrance hall, a bright and airy lounge and a separate dining room providing a formal setting for family meals or dinner parties. The spacious kitchen/breakfast room serves as the heart of the home - complete with quality fitted units, integrated appliances, and a casual dining area that's ideal for everyday use. Completing to downstairs is the convenient utility room, WC and third versatile reception room or home office.

Upstairs, the property continues to impress. The principal bedroom suite is a sanctuary, boasting built-in storage and a luxurious En-suite bathroom with a standalone bath and shower. Four further bedrooms across the two floors are all of excellent size and provide flexible accommodation for children and guests. A well-appointed family bathroom with contemporary fittings serves the remaining bedrooms along with the additional shower room to the third floor.

#### GARDEN

To the rear, the home enjoys a private, walled garden, mainly laid to lawn with a patio area – perfect for outdoor dining, children's play, or simply relaxing in the sunshine. At the rear of the property, the home provides a double-width driveway offering off-road parking for multiple vehicles, leading to a detached double garage which can also be access via the garden.





## **SERVICES**

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

## SUMMARY OF ACCOMMODATION

#### GROUND FLOOR

- Entrance Hall
- 5.09m x 4.23m Lounge
- 2.98m x 4.23m Dining Room
- 3.69m x 6.36m Kitchen 2.54m x 3.54m Home Office/Snug
- 1.07m x 1.47m WC
- 1.66m x 1.90m Utility Room
- 5.26m x 3.54m Double Garage

#### FIRST FLOOR

- Landing
- 5.09m x 4.23m Bedroom One • 2.98m x 2.19m En-suite
- 3.78m x 3.54m Bedroom Two
- 3.70m x 3.59m Bedroom Three
- 2.59m x 2.72m Bathroom

#### SECOND FLOOR

- 5.36m x 4.33m Bedroom Four
- 5.36m x 4.09m Bedroom Five
- 2.70m x 1.76m Bathroom

## **LOCATION - CHAPELFORD**

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.

#### DISTANCES

- Chapelford Farm 10 minute walk
- Chapelford Primary School 10 minute walk
- Warrington West Station 10 minute walk
- Great Sankey Neighbourhood Hub 2 miles
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



## **GENERAL INFORMATION**

Local Authority:WarringtonCouncil Band:GTenure:Freehold(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



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#### **IMPORTANT NOTICE**

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#### **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** 

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