



Atlanta Gardens, Chapelford, Great Sankey  
£295,000



3  2  1 

Freehold | EPC rating: C

- No Chain
- Turn Key Property
- Garage
- Sought After Location
- Close To Schools
- Spacious Rooms
- Brand New Kitchen / Bathroom
- Private Garden
- Freehold
- Driveway Parking
- Renovated To A High Standard
- Three Double Bedrooms



Email  
warrington@northwooduk.com

Phone  
01925634665

## Description

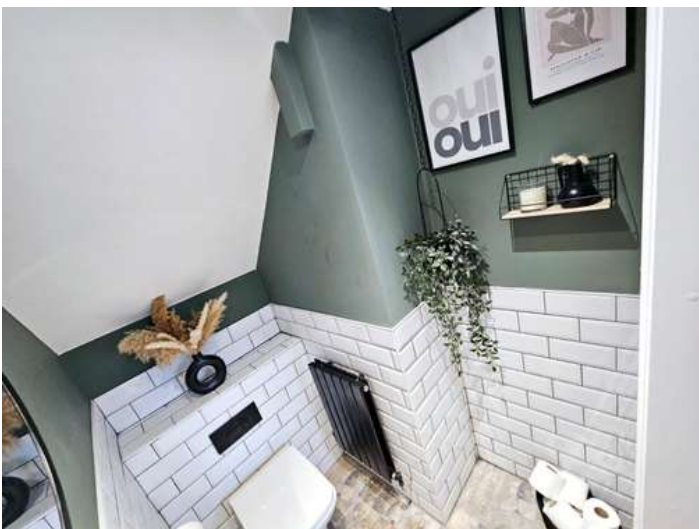
A beautiful three bedroom town house, situated in the popular family friendly development of Chapelford Village. Lovingly renovated to a high standard, this property offers living accommodation spanning across three floors. Boasting generous sized bedrooms, new kitchen, bathroom and driveway parking, this turnkey property is ready to move into.

Recently painted throughout, viewers will be welcomed firstly into the living room, which features a bay window, allowing an abundance of natural light. From the living room, you enter the open plan kitchen and dining room. Newly fitted, the shaker style kitchen offers a true sense of luxury, featuring brushed gold handles, stunning herringbone style wall tiles with brushed gold aspects, perfecting matched with an ivory marble worktop. The dining room proves a fantastic base for entertaining family with French style patio doors leading out into the garden. The ground floor also showcases a downstairs WC.

The two additional floors you will find three spacious double bedrooms ideal for growing families. Two bedrooms reside on the first floor, one benefitting from fitted wardrobes. The bedrooms offer a versatile space, with plush grey carpets. Completing the first floor is a stunning tiled bathroom featuring wall to wall mirror, mosaic style flooring with a chrome finish throughout. The second floor presents the master suite which includes fitted wardrobe and the added benefit of an ensuite bathroom.

The front garden has been recently turfed with white marble stones, with the rear benefiting from Indian stone paving and decking, offering the perfect setting for entertaining guests. The property also benefits from secure driveway parking and a garage to the rear, offering additional storage space.

## Photographs



More photographs



## DISTANCES

- Chapelford Farm 0.3 mile walk
- Chapelford Village Primary School 10 minute walk
- Warrington West Station 15 minute walk
- Gemini Retail Park 2 miles • Warrington Town Centre 3 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 22 miles via M56

(Distances quoted are approximate)

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Northwood makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement full protects your position. Please inform us if you become aware of any information being inaccurate.

## SUMMARY OF ACCOMMODATION

Ground Floor  
Lounge 5.37m into bay x 3.65m  
Dining Room 30.8m x 2.40m  
Kitchen 3.08, x 2.27m

First Floor  
Bedroom Two 4.72m x 2.60m  
Bathroom 2.25m x 1.97m  
Bedroom Three 3.16m x 2.64m

Second Floor  
Master Bedroom 4.72m x 4.60m

Garage 5.07m x 2.54m

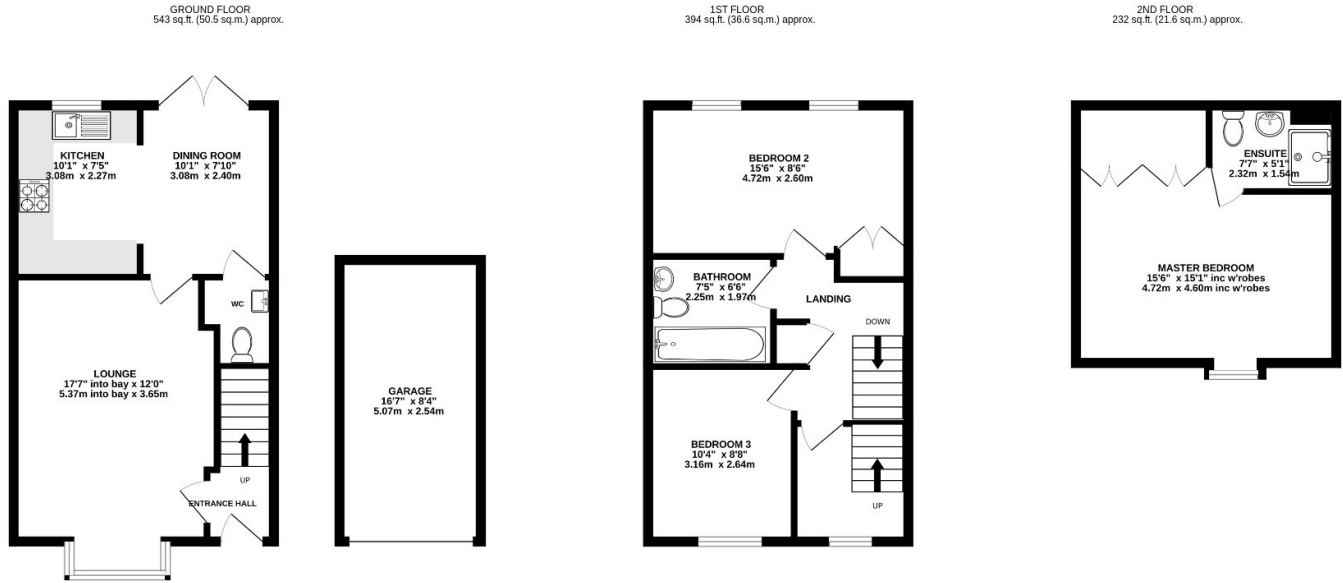
## COVERAGE

Average Broadband Speed:  
14mb Basic  
67mb Superfast  
1000mb Ultrafast  
1000mb Overall

Mobile Coverage:  
EE Okay  
O2 Okay  
Three Good  
Vodafone Good

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 89 B      |
| 69-80                    | C             | 79 C    |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

# Floorplan



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Map

