



Jamestown Avenue, Great Sankey Warrington, Cheshire

Detached • Five Bedrooms • Generous Garden • Three Bathrooms • Modern Interior • Excellent Location • Two Reception Rooms • Off Road Parking • Close To Local Amenities • Large Kitchen Diner



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside via a bright and welcoming entrance hallway that immediately sets the tone for the stylish accommodation beyond. To the right, a spacious lounge enjoys a large bay window that floods the room with natural light. At the heart of the home is an impressive open-plan kitchen/dining space. The kitchen features a striking central island with integrated appliances and storage, complemented by sleek cabinetry offering an abundance of cupboard space and generous work surfaces. The former garage has been thoughtfully converted to create a versatile additional reception room, while still benefiting from useful storage. Completing the ground floor is a separate utility room and a convenient WC. The first floor hosts four well-proportioned double bedrooms, each enjoying plenty of natural light. Bedroom Three benefits from fitted wardrobes, while Bedroom Two features fitted wardrobes, a stylish media wall and the added luxury of a private en-suite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms. Occupying the entire top floor and boasts a dedicated dressing area with built-in wardrobes and a luxurious four-piece en-suite bathroom.



EXTERIOR

The beautifully landscaped rear garden has been thoughtfully designed to create the perfect space for both entertaining and relaxation. A generous composite decking extends from the property, providing an ideal setting for alfresco dining and outdoor seating beneath a charming pergola. The low-maintenance artificial lawn is framed by stylish raised planters and contemporary fencing, creating a private and attractive outdoor environment. To the rear of the garden, a modern seating area offers ample space for family gatherings and social occasions. Finished to an exceptional standard throughout, this impressive outdoor space combines practicality with contemporary style, making it a true extension of the home. To the front, the property is further enhanced by ample off road parking.

LOCATION

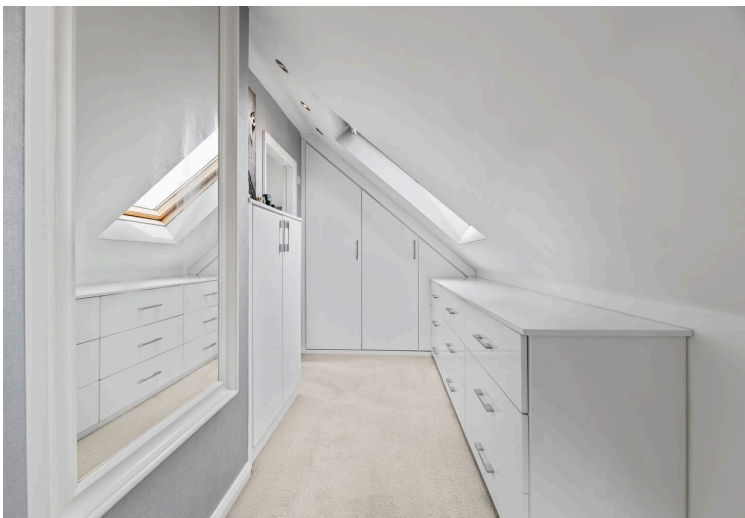
An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is a popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelford boasts a good primary school and as well as being in close proximity to an 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.

GENERAL INFORMATION

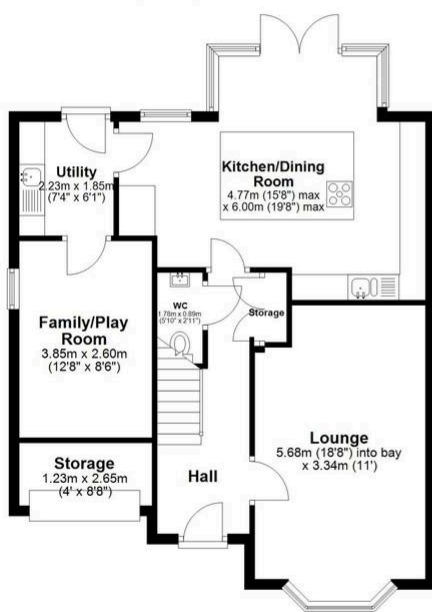
Council Tax band: E

Tenure: Leasehold

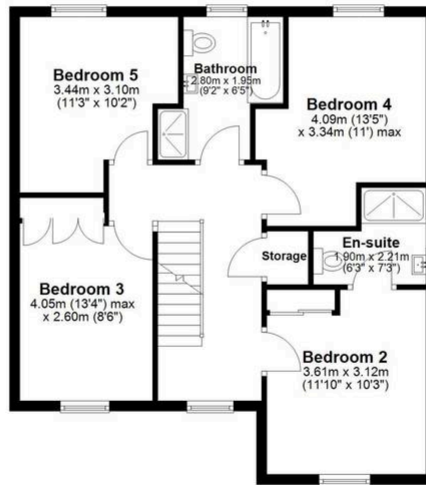
EPC Energy Efficiency Rating: tbc



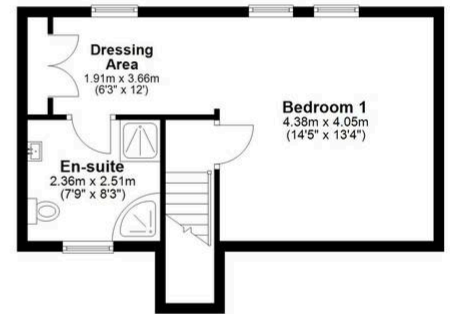
Ground Floor
Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.8 sq. feet)



Second Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 170.3 sq. metres (1832.6 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

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