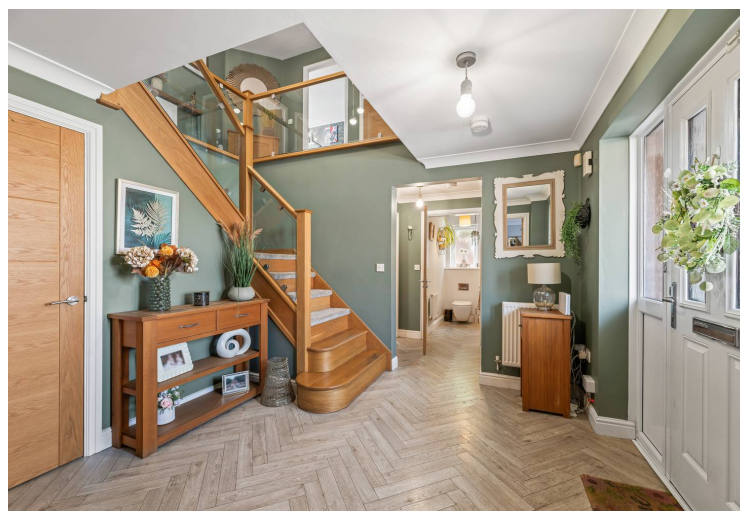




Olympia Place, Great Sankey

Cheshire, Warrington

Self Contained Two Bedroom Annexe • Detached Family Home • Freehold Title • Large Corner Plot • Four Bathrooms And Two W.C's • Sought After Chapelford Development • 2575 sqft • Four Reception Rooms • Modern Finishes Throughout • Ample Off Road Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This impressive and exceptionally versatile detached family home offers spacious accommodation arranged over two floors, with the added benefit of a self-contained annexe.

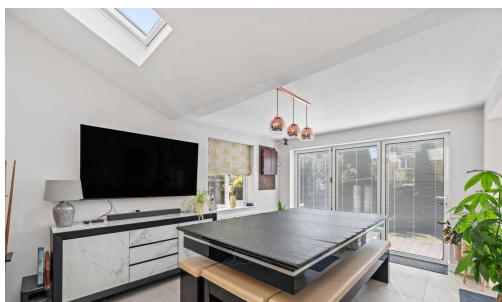
The welcoming entrance hall leads to a generous lounge, ideal for relaxing and entertaining, featuring a bay window flooding the room with natural light and benefitting from internal doors connecting to the dining room. At the heart of the home is a superb open-plan kitchen and breakfast room, beautifully fitted with a range of contemporary high-gloss units, integrated appliances, and a central island with breakfast bar whilst the adjoining living/dining space benefits from skylights and bi-fold doors connecting seamlessly to the garden making indoor outdoor entertaining easy. A useful utility room, ground floor WC, and additional storage complete the practical layout. There is also a flexible reception room currently used as a gym but, allows the space to adapt to a variety of lifestyles.



INTERIOR

Upstairs, the property boasts six well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, whilst all four bedrooms enjoy access to built in wardrobes. A modern family bathroom serves the remaining bedrooms. Two further bedrooms within the annexe also enjoy en-suite shower rooms making this an ideal home for larger families or those requiring guest accommodation.

The self-contained annexe provides excellent additional living space, featuring an open-plan living, dining and kitchen area, a separate hall, storage, and a ground floor WC. This versatile accommodation is ideal for multi-generational living, visiting guests, independent teenagers, or even as a potential home office or rental opportunity, subject to any necessary consents.



EXTERIOR

Occupying a private corner position, the beautifully maintained rear garden offers an excellent balance of lawn, landscaped borders and generous decking, creating the perfect space for outdoor dining and entertaining. A paved side pathway provides convenient access to the entrance hall of the self-contained annexe, making it ideal for multi-generational living or guests. A superb addition is the timber summer house, which houses a luxurious hydrotherapy pool, offering a private retreat for relaxation and year-round enjoyment. Mature planting and established boundaries provide an excellent degree of privacy, completing this exceptional outdoor space. To the front, the property has exceptional curb appeal and benefits from 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. Chapelford's train station is approximately a ten minute walk, with direct services on the Liverpool-Manchester line. Chapelford boasts a good primary school 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

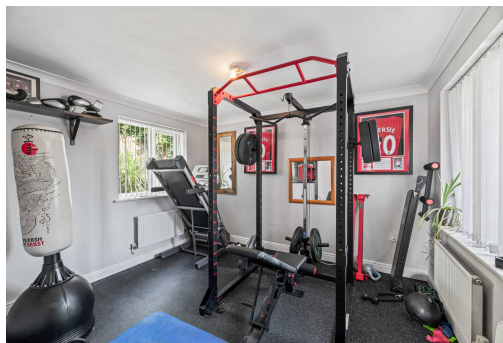


GENERAL INFORMATION

Council Tax band: G

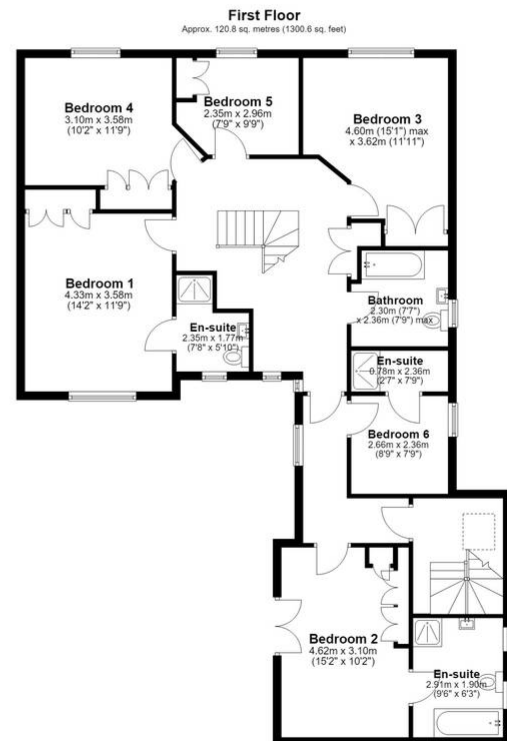
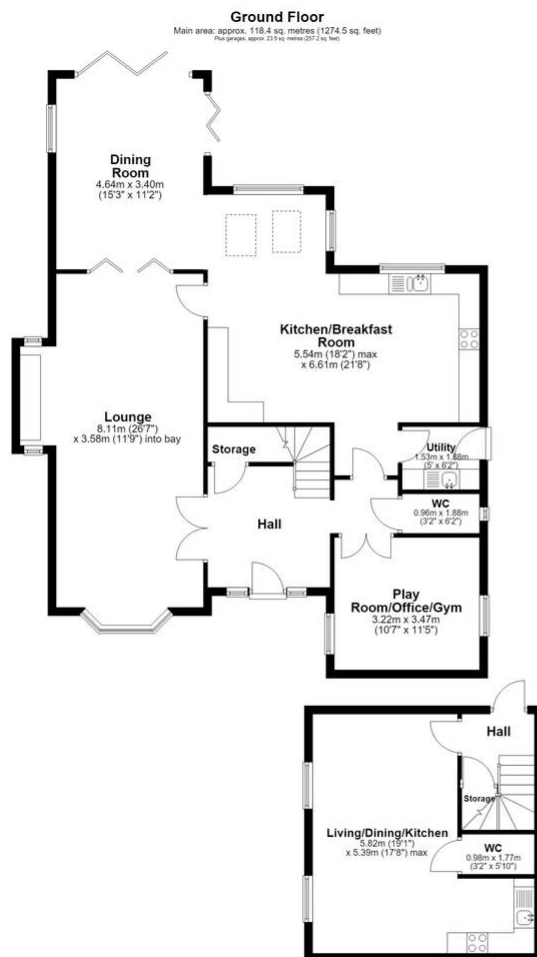
Tenure: Freehold

EPC Energy Efficiency Rating: C









Main area: Approx. 239.2 sq. metres (2575.1 sq. feet)
Plus garages: approx. 23.9 sq. metres (257.2 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.