



## Oklahoma Boulevard, Great Sankey Warrington, Cheshire

Three Bedrooms • Two Bathrooms • Allocated Parking • Integrated Appliances • Close To Local Amenities •  
First Time Buyers • Generous Garden • Excellent Location • Move In Ready • Spacious Throughout



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Offered for sale with a blend of contemporary style and charm, we proudly present this stunning three bedroom home. Located within the sought after development of Chapelford, this property is perfectly situated close to local amenities, shops and schools making this the perfect area for a growing family to reside. Entry to the property is granted via the hallway, providing access to all areas of this home. To the left of the hallway, you will find a spacious living room which is filled with array of natural light creating a bright and airy ambience. This space is perfect for a relaxing night watching tv or entertaining guests. Adjacent to the lounge you will find a modern kitchen featuring integrated appliances, ample storage and hard marble countertops. The kitchen has space for a dining table and provides a view of the rear garden. The ground floor concludes with a conveniently placed WC.



As you ascend the stairs, you will find three bedrooms each offering a blissful retreat after a long working day. Bedroom One features ample storage, fitted wardrobes and the luxury benefit of a private En-suite bathroom. Bedrooms two and three are versatile spaces that could be used as a guest room or home study. These bedrooms have shared access to a modern family bathroom.

## EXTERIOR

To the rear of the property you will find a private garden perfect for indoor outdoor entertaining. This space features a generous patio area, perfect for outdoor furniture as well as a low maintenance artificial lawn adding a touch of greenery with minimal upkeep. There is also a large shed perfect for extra storage. To the rear of the property there is one allocated parking as well a shared driveway to the front and low maintenance garden.



## LOCATION

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.

## GENERAL INFORMATION

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B







### 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.