



Oklahoma Boulevard, Great Sankey Warrington, Cheshire

No Onward Chain • Allocated Parking • Three Bedrooms • Excellent Location • Move In Ready • Chapelford Development • Generous Garden • Close To Local Amenities • Two Bathrooms And W.C • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR

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. 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.



INTERIOR

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 South West facing garden perfect for indoor outdoor entertaining and enjoying the sun throughout the day. This space features a generous patio area, perfect for outdoor furniture, with the rest of the garden being primarily laid to lawn. There is also a large shed perfect for extra storage. The property also benefits from allocated parking as well a front low maintenance garden.



GENERAL INFORMATION

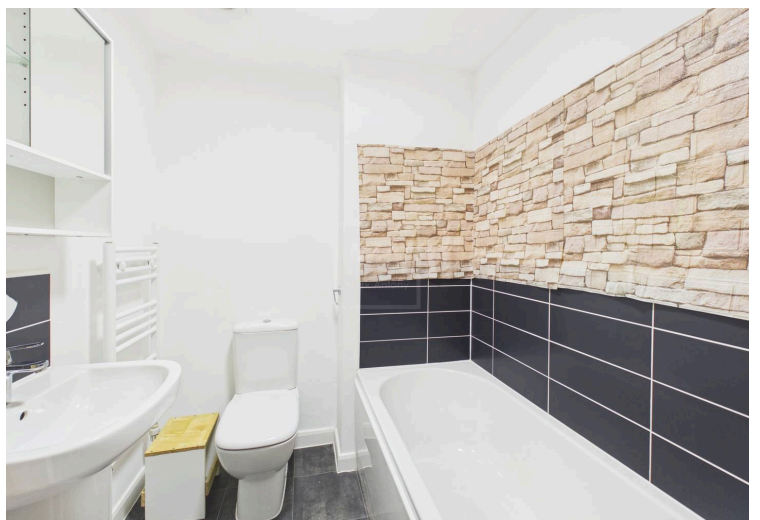
Council Tax band: B

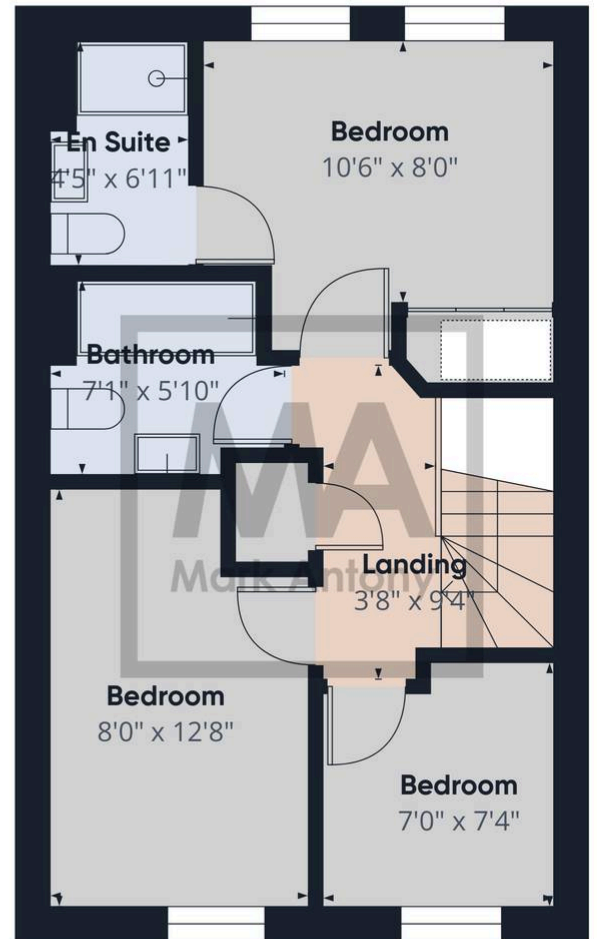
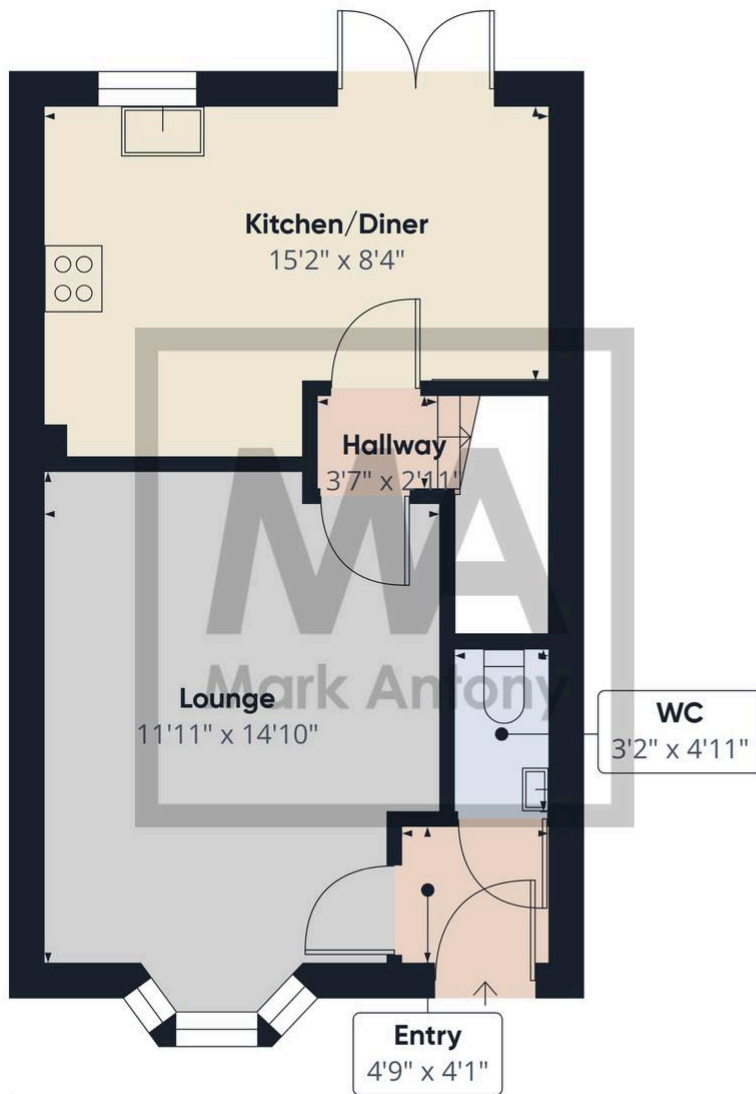
Tenure: Leasehold

EPC Energy Efficiency Rating: B

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.





Floor 1



Ground Floor

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.