



Chicago Place, Great Sankey Warrington, Cheshire

Detached • Four Bedrooms • Three Storey Property • Modern Throughout • Excellent Location • Three Bathrooms And W.C • Separate Garage • Open Plan Living • Private Driveway • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entrance to the property is via a bright, airy hallway, immediately setting the tone for the well-presented accommodation beyond. To the left, the elegant lounge features a charming bay window and a feature fireplace, creating a warm, cosy focal point ideal for relaxing evenings.

The centrepiece of the home is the impressive open-plan kitchen and family room to the rear. Designed for modern living, this exceptional space boasts sliding doors opening onto the garden, seamlessly blending indoor and outdoor living. The contemporary kitchen is fitted with sleek cabinetry, offering ample storage and generous worktop space, complemented by integrated appliances. Skylights enhance the sense of space and light, while high-quality finishes add refinement. Multiple areas for dining and relaxation provide flexibility for everyday family life and hosting guests. A convenient ground floor W.C. completes the downstairs accommodation.

Upstairs comprises three well-proportioned bedrooms, each filled with natural light.



The top floor has been thoughtfully designed, offering a generously sized principal bedroom suite. Accessed via its own private landing, currently used as a study, this impressive retreat provides abundant natural light, fitted wardrobes, and tasteful finishes. A sleek en suite bathroom completes the space, adding comfort and privacy.

EXTERIOR

The rear garden has been thoughtfully designed to create a stylish and low-maintenance outdoor retreat, ideal for both relaxing and entertaining. A generous patio area sits directly off the property, whilst the remainder of the garden is laid with high-quality artificial lawn, offering a neat finish all year round. There is also access to the detached garage via the garden. To the front, the property enjoys off road parking, an EV charging point and access to the separate garage. There is also a low maintenance front garden, adding to the privacy of this home.

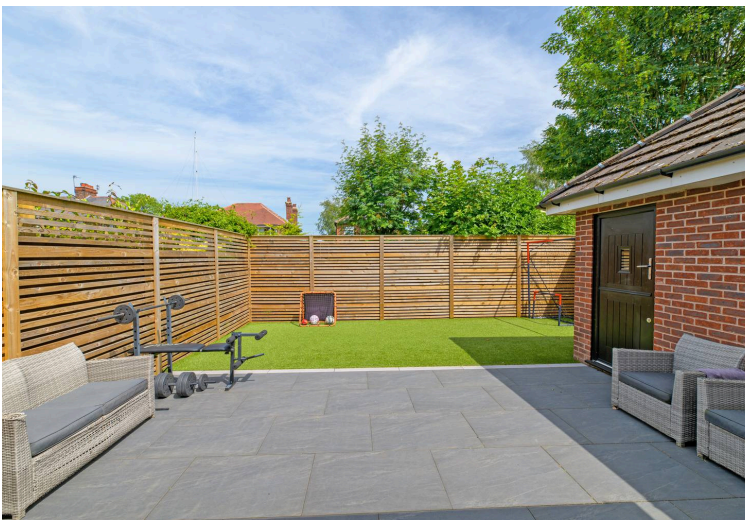
LOCATION

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: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







Tel: 01925 267070

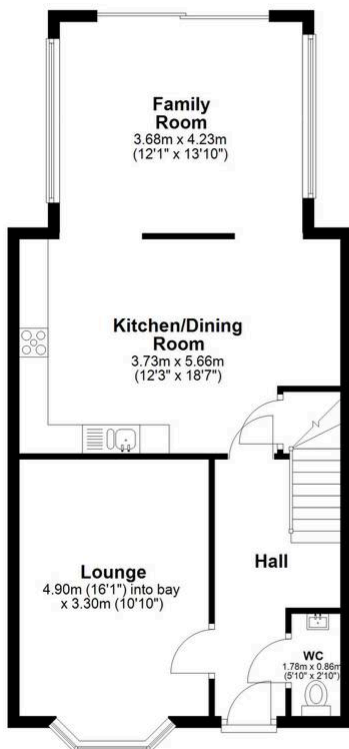
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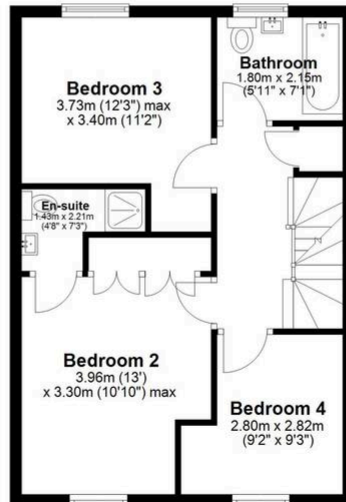
Ground Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



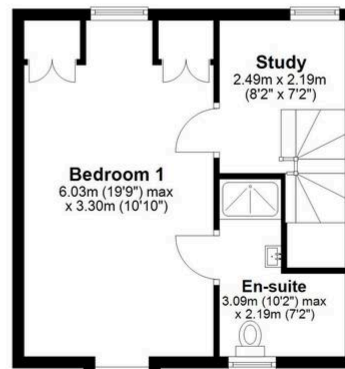
First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



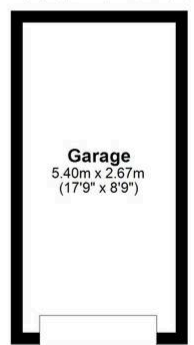
Second Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.2 sq. feet)



Main area: Approx. 142.8 sq. metres (1537.3 sq. feet)

Plus garages, approx. 14.4 sq. metres (155.2 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.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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