





Newark Drive, Great Sankey

Warrington,Cheshire

Detached Family Home • Four Bedrooms • Stunning Rear Extension • Open-Plan Kitchen/Family Room • High Specification • Beautifully Modern Bathroom • Chapelford Development • Close To Local Amenities • Low-Maintenance Garden • Integral Garage

MA Mark Antony

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERNAL:

Situated in the heart of the ever-popular Chapelford development, this beautifully presented four-bedroom detached family home combines modern style, spacious living and practicality. Featuring a stunning contemporary extension, high-specification kitchen, bi-fold doors, a cosy lounge with media wall and a modernised family bathroom, this move-in-ready property offers the perfect family home.

The stylish lounge provides a welcoming space to relax, while the impressive extended kitchen and living area creates the perfect setting for family life and entertaining. Finished to a high specification, the contemporary kitchen flows seamlessly into the extended space, with bi-fold doors opening onto the low-maintenance rear garden, creating a wonderful connection between indoor and outdoor living.

Adding further practicality is the separate utility room, keeping everyday household tasks neatly tucked away while helping to maintain the clean, streamlined finish of the main living areas.

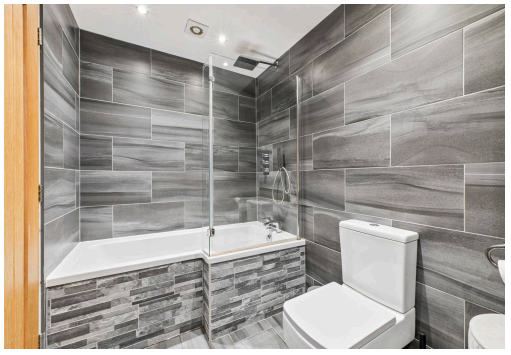


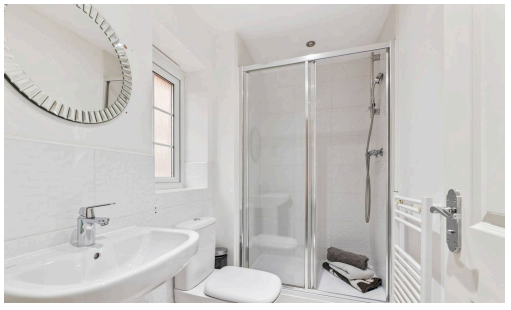
This is a particularly valuable feature for busy family households, offering additional storage and convenience.

The property continues to impress with four well-proportioned bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office. The modernised family bathroom complements the contemporary style found throughout the home, providing a fresh and stylish space designed for everyday comfort.

GARDEN:

Externally, the rear garden has been designed with low maintenance in mind, allowing you to enjoy outdoor space without the burden of extensive upkeep. It provides the ideal setting for outdoor dining, relaxing in the warmer months or enjoying time with family and friends, while the bi-fold doors create a natural extension of the home's impressive living accommodation.





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:

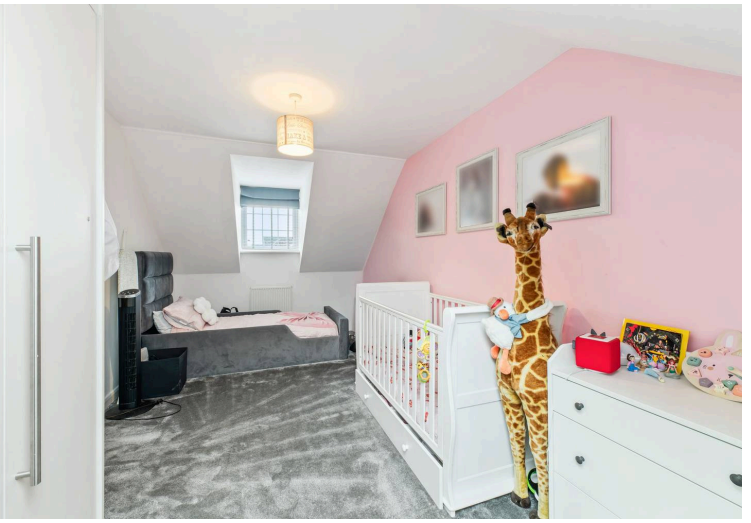
- Council Tax band: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C





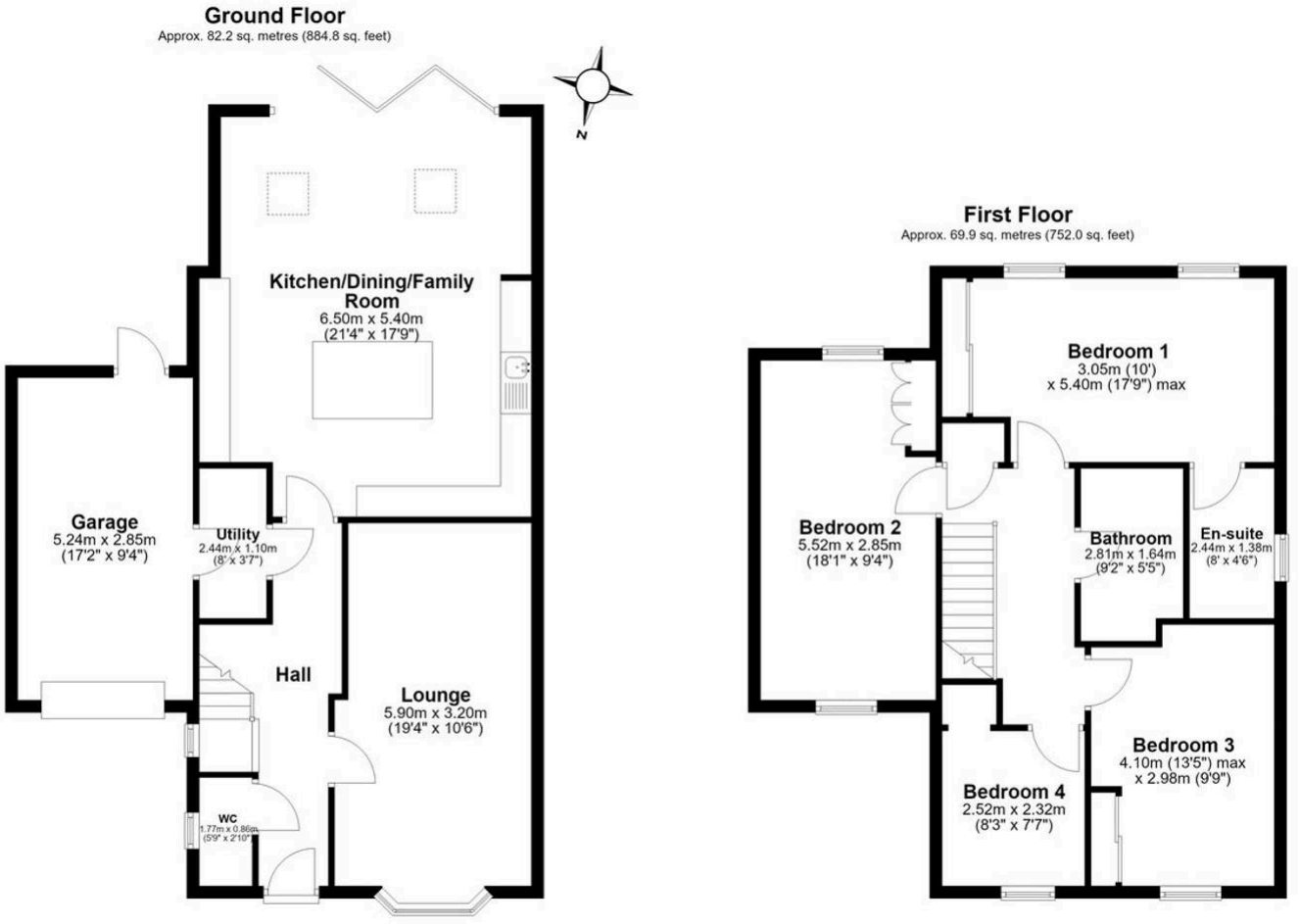






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The Property Ombudsman
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Total area: approx. 152.1 sq. metres (1636.8 sq. feet)

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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