



## Jamestown Avenue, Great Sankey Warrington

Four Bedrooms • Detached Home • Close to Transport Links • Move In Ready • Open Plan Kitchen  
• Modern Interior • Close to Local Schools • Driveway Parking • Gorgeous Garden • Family Home



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

This modern four-bedroom home sits in the heart of Chapelford, offering a stylish and spacious setting ideal for family living. Designed with versatility in mind, it features three generous reception rooms that can be adapted for entertaining, working from home, or creating dedicated play and relaxation spaces.

The contemporary kitchen and bright interiors enhance the home's welcoming atmosphere, while well-proportioned bedrooms provide comfort for every member of the household. Located within close distance to excellent transport links, including easy access to major routes and nearby train stations, the property is perfectly positioned for commuters.

Highly regarded schools, parks, and local amenities are all within easy reach, making day-to-day life convenient and enjoyable. This is a superb opportunity for families seeking a modern lifestyle in a thriving, well-connected community.



## GARDEN:

The property features a generous, mainly laid-to-lawn garden framed by mature shrubbery that provides colour, privacy, and year-round interest. The open lawn offers a versatile space for relaxation or outdoor activities, while established planting softens the boundaries and enhances the sense of seclusion.

To the front, the home benefits from convenient driveway parking, adding practicality to the attractive and well-kept outdoor setting.

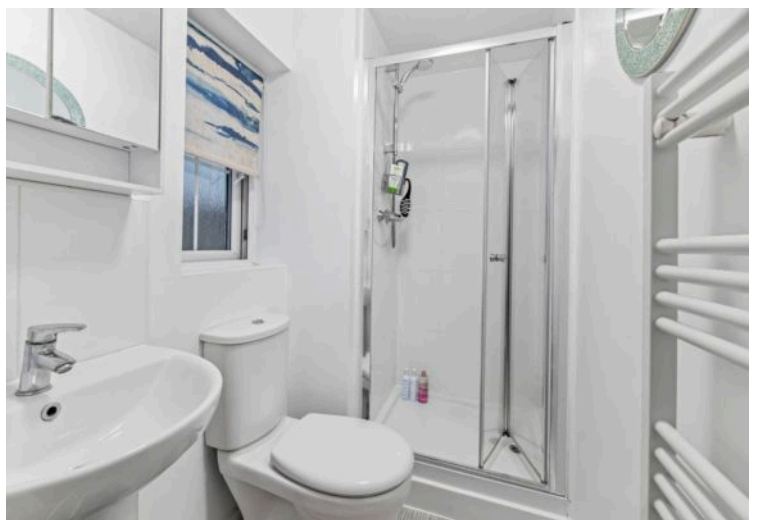


## LOCATION:

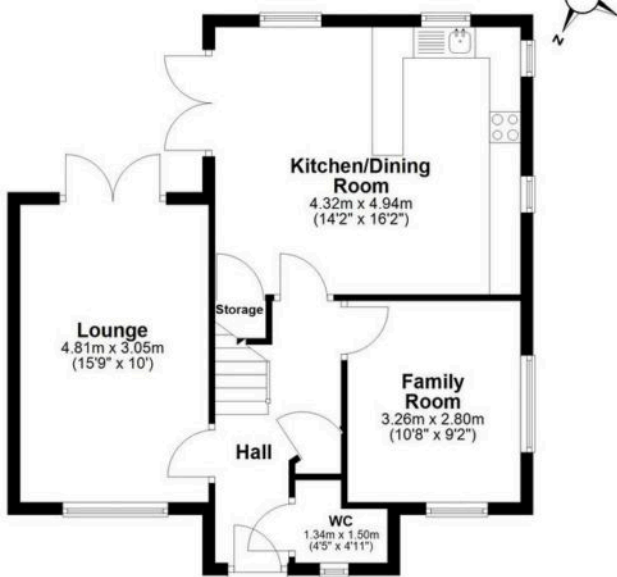
An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well 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:

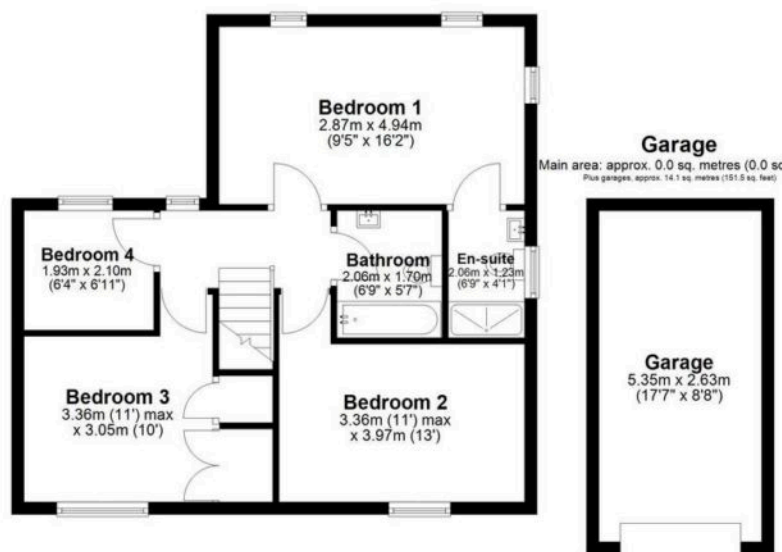
- › Council Tax band: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



**Ground Floor**  
Approx. 56.0 sq. metres (602.3 sq. feet)



**First Floor**  
Approx. 53.0 sq. metres (570.9 sq. feet)



Main area: Approx. 109.0 sq. metres (1173.2 sq. feet)

Plus garages, approx. 14.1 sq. metres (151.5 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.