



Pinehurst Walk Boston Boulevard, Great Sankey, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Set Over Three Floors
- Unique Layout
- Garage
- End Town House
- Sought After Location
- Large Lounge/Diner
- Perfect Family Home
- Good Sized Bedrooms
- Two En-suites
- Allocated Parking



DESCRIPTION

A generous town house in the sought after location of Chapelford Village. This good sized property is set over three floors and has a quirky layout. This family home has a spacious lounge / diner, and four bedrooms, with en-suite to master and second. This property also comes with garage and allocated parking.

The entrance is via a welcoming, bright hallway. On the ground floor is the second bedroom with en-suite and fourth bedroom with patio doors leading to the garden. The utility room is accessible through hallway or garden. On the first floor there is a modern kitchen and great sized lounge/diner. To the top floor of this spacious home, there is the master bedroom with fitted wardrobes and en suite, a family bathroom and third bedroom.

GARDEN

A good sized garden to the rear of the property which is accessible via the allocated parking space or garage. To the front of the property there are small, low maintenance shrubs.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
 - Bedroom Two
 - Shower Room
 - Bedroom Four
 - Utility Room
- | |
|---------------|
| 3.84m x 2.97m |
| 1.79m x 2.59m |
| 3.02m x 2.87m |
| 1.94m x 1.96m |

FIRST FLOOR

- Landing
 - Lounge
 - Kitchen
- | |
|---------------|
| 5.13m x 4.93m |
| 3.02m x 4.93m |

SECOND FLOOR

- Master Bedroom
 - Bedroom Three
 - Bathroom
- | |
|---------------|
| 3.35m x 4.93m |
| 2.83m x 2.59m |
| 1.98m x 2.24m |

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 62Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



GENERAL INFORMATION

Local Authority:	Warrington Borough Council
Council Tax Band:	D
Ground Rent:	£155pa
Tenure:	Leasehold (to be confirmed by Solicitors.)

DISTANCES

• Sainsbury's	5 minute walk
• Warrington Town Centre	3 miles
• Liverpool City Centre	18 miles via M62
• Manchester City Centre	22 miles via M62
• Manchester Airport	22 miles via M56
• Chester City Centre	24 miles via M56

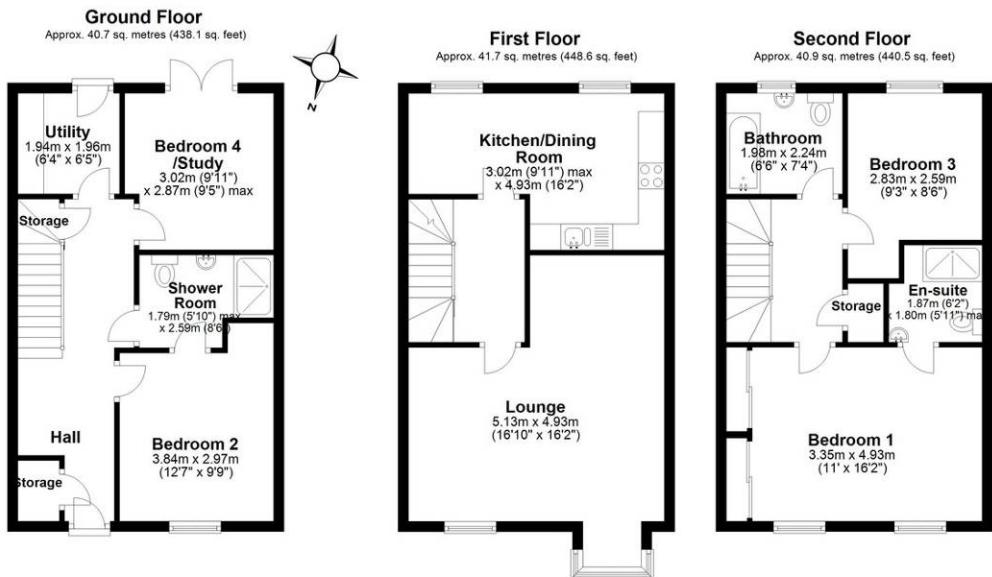




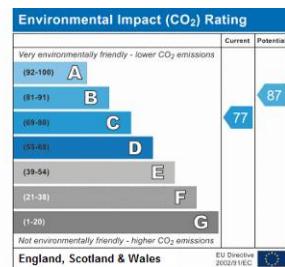
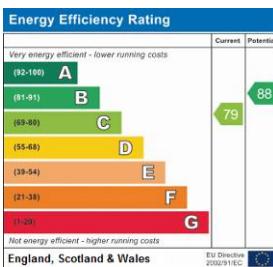
IMPORTANT NOTICE:

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 123.3 sq. metres (1327.1 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages ● Survey ● Removals
- Insurance ● Conveyancing ● EPCs



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