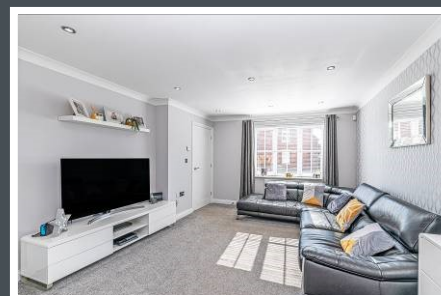
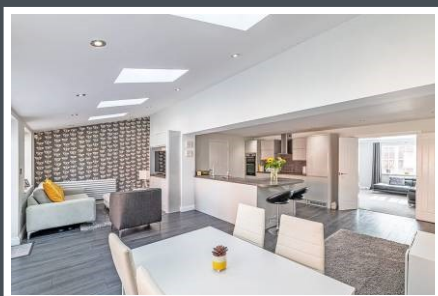




Jefferson Drive, Great Sankey Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- Detached Family Home
- Garage
- Four double Bedrooms
- Driveway
- Full Length Extension
- Chapelford Village
- Three Reception Rooms
- Close To Schools
- Beautifully Modern
- Near To Local Amenities



DESCRIPTION

An extended, detached property situated in the popular Chapelford Village development. Celebrating four bedrooms, a beautifully modern kitchen/family room, An integral garage and a private driveway. Perfectly positioned near all local amenities and schools whilst being a short distance from the motorway links. This is an ideal family home.

Access into this spacious property is via a welcoming hallway leading to a lovely bright lounge with understairs storage. Following the natural flow of the house, there is a stunning rear extension with bi-fold doors and a beautifully modern kitchen. The Velux windows allow for further natural light to flow through the room, creating a gorgeous space for all of the family to enjoy. There is also a fully serviced utility room and a downstairs WC.

Upstairs offers four double bedrooms and a family bathroom. Bedrooms one, three and four benefit from built-in wardrobes and there is an en-suite to bedroom one.

GARDEN

This property celebrates a good-sized and attractive south-facing garden. With low-maintenance artificial grass and a beautiful patio, this is a fabulous outdoor space to be enjoyed all year round.

To the front, there is an additional lawn and private driveway for multiple vehicles along with the garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.34m x 3.73m
- Kitchen/Family Room 6.60m x 7.43m
- Garage 5.42m x 2.48m
- Utility Room 2.29m x 1.56m
- WC 1.10m x 1.56m

FIRST FLOOR

- Landing
- Bedroom One 3.61m x 3.54m
- En-suite 1.34m x 2.01m
- Bedroom Two 3.03m x 3.83m
- Bedroom Three 4.13m x 2.48m
- Bedroom Four 3.52m x 2.75m
- Bathroom 2.26m x 1.88m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey 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. 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.

DISTANCES

- Warrington West Station 10 minute walk
- Sankey Valley Park 1 mile
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester City Centre 23 miles via M62
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Ground Rent: £260 pa

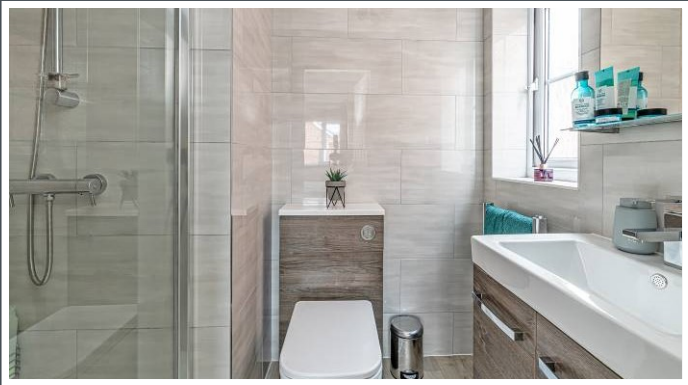
Lease Remaining: 138 Years

Tenure: Leasehold
(to be confirmed by Solicitors.)

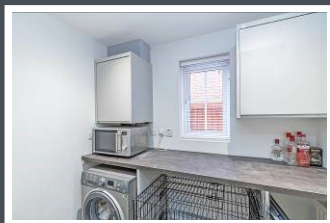
Contents, Fixtures and Fittings

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







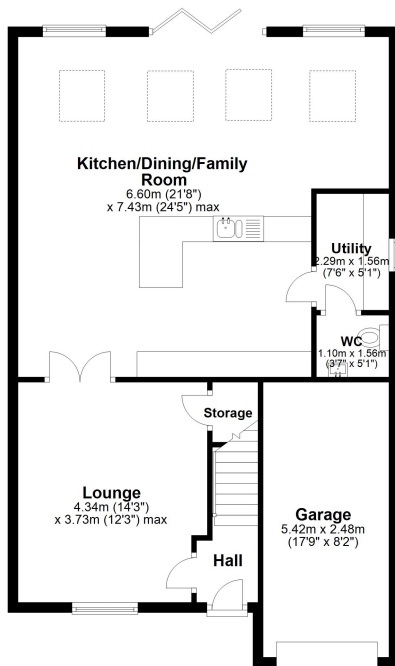


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

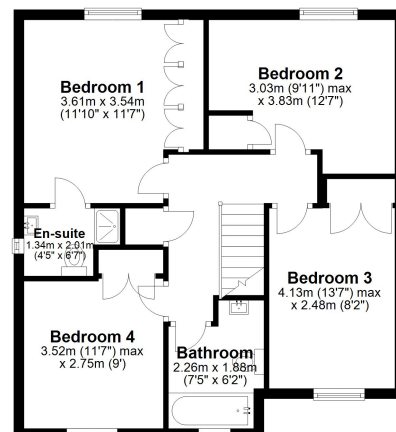
Ground Floor

Approx. 84.7 sq. metres (911.6 sq. feet)

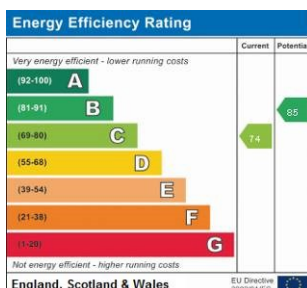


First Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



Total area: approx. 142.6 sq. metres (1534.9 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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