



# Olympia Place, Great Sankey Warrington, Cheshire

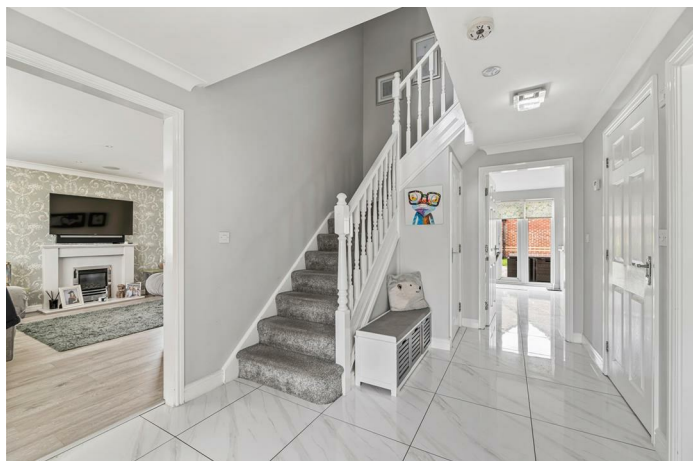


**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Five Double Bedrooms
- Detached Family Home
- Freehold Title
- Double Detached Garage
- Driveway Parking
- Private Position
- Four Reception Rooms
- Fantastic Location
- Three Bathrooms
- Expansive Home



## INTERNAL

Situated in a quiet and peaceful position, this family home is perfect for those seeking spacious, flexible living in a well-connected residential setting. From the moment you step through the front door, the sense of space and light is undeniable. This well-appointed property is thoughtfully laid out over three generous floors, with an abundance of space. The ground floor features a welcoming entrance hall, a bright and airy lounge and a separate dining room providing a formal setting for family meals or dinner parties. The spacious kitchen/breakfast room serves as the heart of the home – complete with quality fitted units, integrated appliances, and a casual dining area that's ideal for everyday use. Completing the downstairs is the convenient utility room, WC and third versatile reception room or home office.

Upstairs, the property continues to impress. The principal bedroom suite is a sanctuary, boasting built-in storage and a luxurious En-suite bathroom with a standalone bath and shower. Four further bedrooms across the two floors are all of excellent size and provide flexible accommodation for children and guests. A well-appointed family bathroom with contemporary fittings serves the remaining bedrooms along with the additional shower room to the third floor.

## GARDEN

To the rear, the home enjoys a private, walled garden, mainly laid to lawn with a patio area – perfect for outdoor dining, children's play, or simply relaxing in the sunshine. At the rear of the property, the home provides a double-width driveway offering off-road parking for multiple vehicles, leading to a detached double garage which can also be accessed via the garden.



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.09m x 4.23m Lounge
- 2.98m x 4.23m Dining Room
- 3.69m x 6.36m Kitchen
- 2.54m x 3.54m Home Office/Snug
- 1.07m x 1.47m WC
- 1.66m x 1.90m Utility Room
- 5.26m x 3.54m Double Garage

### FIRST FLOOR

- Landing
- 5.09m x 4.23m Bedroom One
- 2.98m x 2.19m En-suite
- 3.78m x 3.54m Bedroom Two
- 3.70m x 3.59m Bedroom Three
- 2.59m x 2.72m Bathroom

### SECOND FLOOR

- 5.36m x 4.33m Bedroom Four
- 5.36m x 4.09m Bedroom Five
- 2.70m x 1.76m Bathroom

## LOCATION - CHAPELFORD

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. Chapelford 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## DISTANCES

- Chapelford Farm 10 minute walk
- Chapelford Primary School 10 minute walk
- Warrington West Station 10 minute walk
- Great Sankey Neighbourhood Hub 2 miles
- Gemini Retail Park 2 miles
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

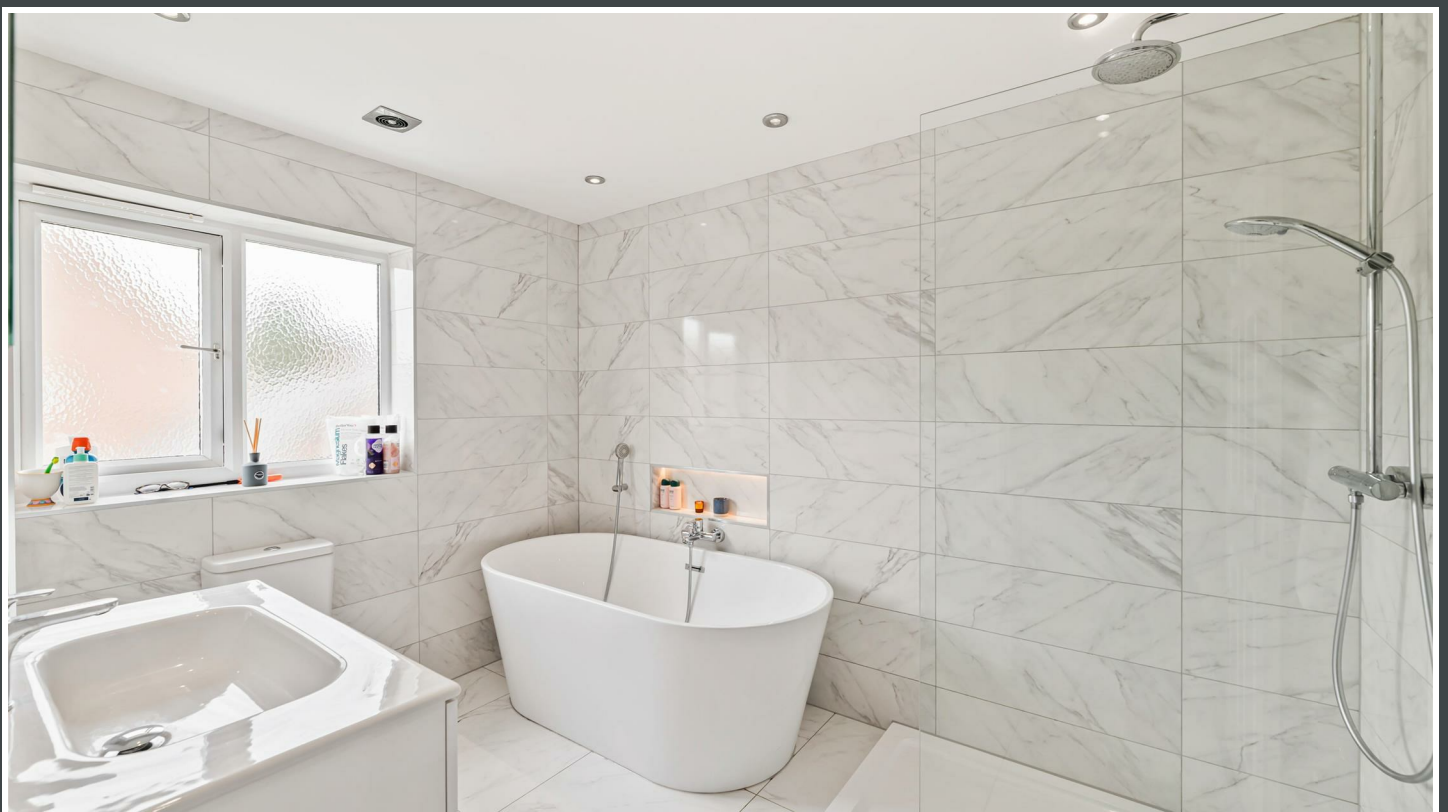
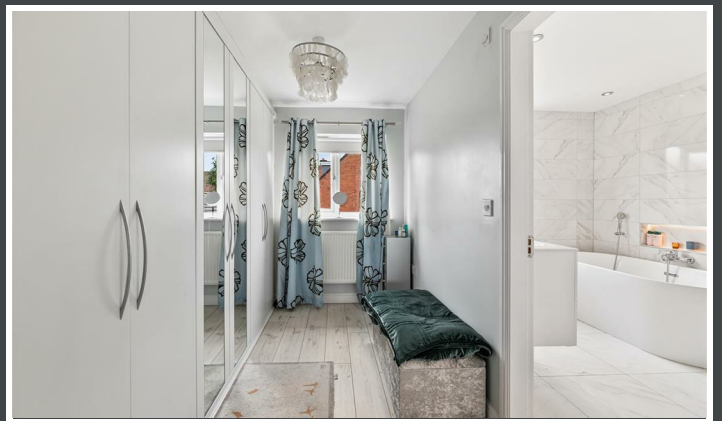
**Local Authority:** Warrington  
**Council Band:** G  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



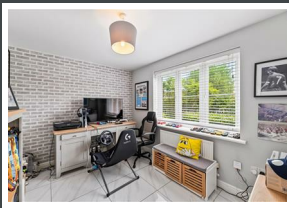






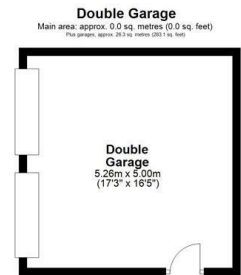
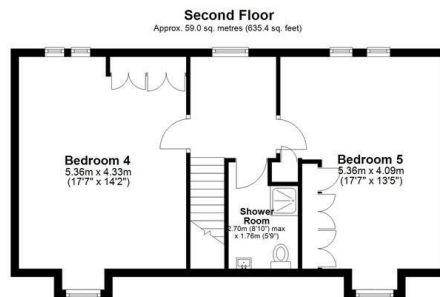
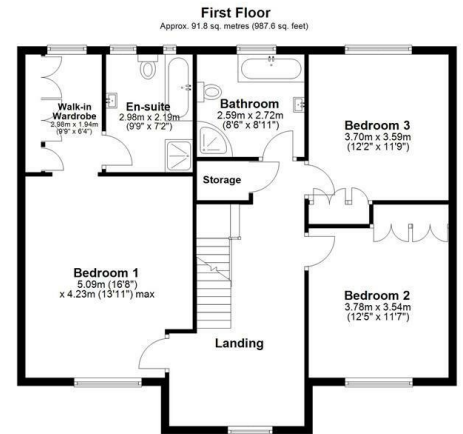
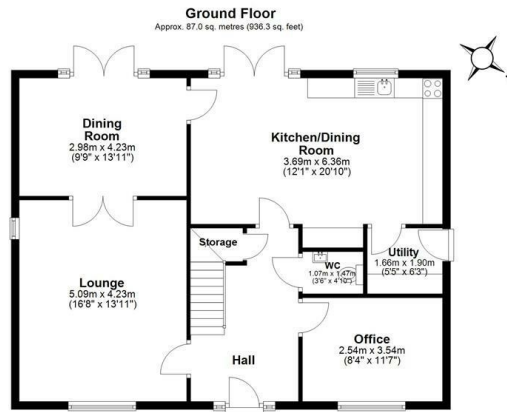






## IMPORTANT NOTICE

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.



Main area: Approx. 237.8 sq. metres (2559.4 sq. feet)  
Plus garages: approx. 26.3 sq. metres (283.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

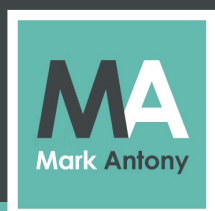
## VIEWING ARRANGEMENTS

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

## OTHER SERVICES

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

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



**Mark Antony**  
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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070