



# Baltimore Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Chain
- Landscaped Garden
- Close to Transport Links
- Garage
- Family Home
- Four Bedrooms
- Three Reception Rooms
- Freehold
- Detached
- Local Schools Nearby



## DESCRIPTION

With no chain, this detached home is meticulously decorated to a high standard, exuding a perfect blend of elegance, comfort, and functionality. Comprising of four bedrooms, three reception rooms, a landscaped garden and has the added benefit of an integral garage. Being within the heart of Chelford Village, close to local schools and transport links, this home is perfect for the growing family.

Access into this fabulous home is via a hallway leading straight into the lounge which welcomes you with a sense of sophistication. Neutral tones dominate the colour scheme, creating a calming and timeless atmosphere with designer wallpaper. The modern kitchen is set to the back of the property along with the separate dining room, offering access to the landscaped garden through patio doors, ideal for entertaining family and friends. Completing the ground floor is an integral garage and WC.

To the first floor, you are presented with three spacious bedrooms and a fabulous bathroom. Ascending to the second floor is a further bedroom and en-suite bathroom. Both bedrooms one and two offer integrated wardrobes and there is ample storage throughout.



## GARDEN

Leading from the sliding doors, this garden has the perfect blend of an patio area and a low maintenance, artificial lawn. Offering a retreat to the rear is a hot tub, perfect for relaxing after a long day. This garden is the ideal space to host summer BBQ's and to entertain. To the front of this property, there is driveway parking suitable for multiple vehicles and there is the added benefit of a garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.00m x 3.59m Lounge
- 3.04m x 2.83m Dining Room
- 3.04m x 4.68m Kitchen/Breakfast Room
- 5.20m x 2.39m garage
- 1.85m x 1.22m WC

### FIRST FLOOR

- Landing
- 5.41m x 3.59m Bedroom Two
- 1.20m x 2.30m En-suite
- 3.04m x 4.25m Bedroom Three
- 3.83m x 2.52m Bedroom Four
- 3.04m x 3.92m Bathroom

### SECOND FLOOR

- 3.73m x 4.59m Bedroom One
- 1.78m x 3.04m En-Suite



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

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

## DISTANCES

- Warrington West Train Station 0.5 mile walk
- Great Sankey High School 2 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 18 miles via M62
- Manchester Airport 24 miles via M56
- Manchester City Centre 24 miles via M62
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

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

### Contents, Fixtures and Fittings

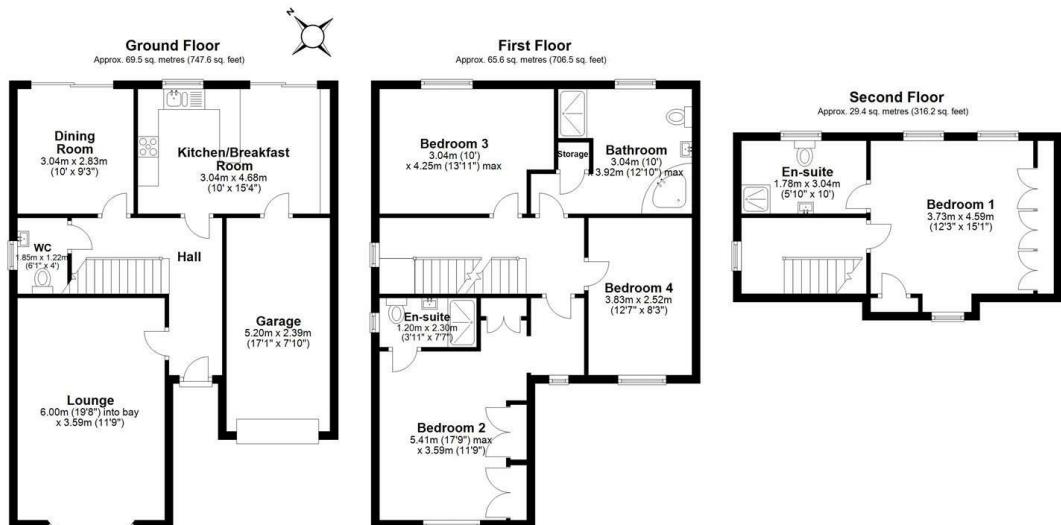
Not included in the asking price. These items may be available under separate negotiation.





## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Total area: approx. 164.5 sq. metres (1770.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
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



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