



Missouri Drive, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Popular Location
- Garage
- Driveway Parking
- Neutral Decor
- Double Fronted
- Family Home
- Large Lounge
- Good Motorway Links
- Ample Living Space

DESCRIPTION

A fantastic, family home which is situated in the popular location of Chapelford, close to local schools and transport links. Comprising of a large living room and an open plan kitchen diner, this property has been designed with modern living in mind. Along with three great sized bedrooms as well as a garden and separate garage - this property is not to be missed.

Entry into this double fronted home is via the welcoming hallway which provides access to both the lounge and kitchen. The lounge, which celebrates dual aspect windows is a large, light, and bright room. The open plan kitchen diner boasts ample storage cupboards, and an integrated oven and hob allowing for convenient food storage and easy meal preparation. This family space allows for access to the rear garden via the patio doors. Completing the ground floor is a utility space and WC. To the first floor, there are three great sized bedrooms and a family bathroom. Bedroom one benefits from an En-suite and fitted wardrobes.

GARDEN

Sitting on a fantastic sized plot, this home enjoys an enviable corner position. This garden offers a world of possibilities whilst providing a safe place for children and pets to play. There is also a fabulous patio area, which is ideal for al fresco dining during the warm summer months. To the front of the property you will find driveway parking and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.42m x 3.21m Lounge
- 5.42m x 3.02m Dining Kitchen
- 1.60m x 1.78m Utility Room
- 1.47m x 0.96m WC
- 5.40m x 2.80m Garage

FIRST FLOOR

- Landing
- 3.08m x 2.90m Bedroom One
- 1.99m x 1.70m En-suite
- 3.33m x 2.95m Bedroom Two
- 2.24m x 2.80m Bedroom Three
- 1.99m x 1.79m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 210Mb (Via Vodafone)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford 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. Chapelford boasts a good primary school as well as being in close proximity to an 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

- Gemini Retail Park 2 miles
 - Warrington Town Centre 3 miles
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 22 miles via M56
 - Liverpool City Centre 17 miles via M62
 - Chester City Centre 24 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: D
Tenure: Leasehold
(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

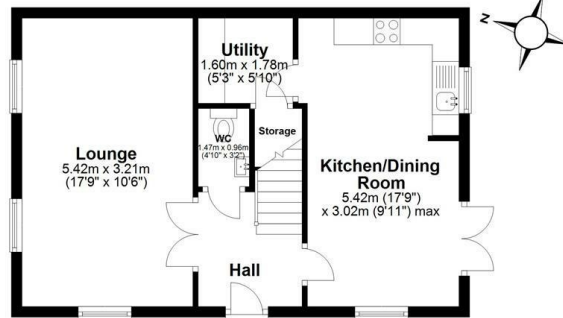
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



Mark Antony
SALES & LETTING AGENTS

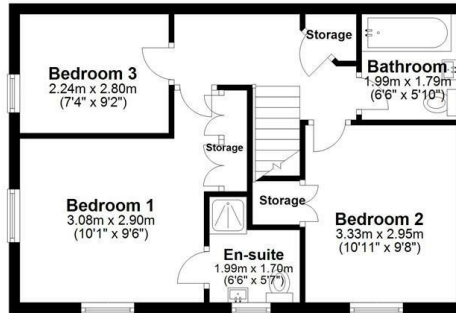
Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor

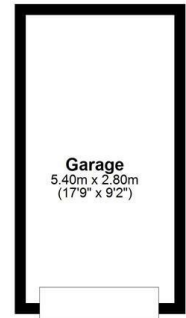
Approx. 43.7 sq. metres (470.7 sq. feet)



Main area: Approx. 88.2 sq. metres (949.7 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.7 sq. feet)

Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070