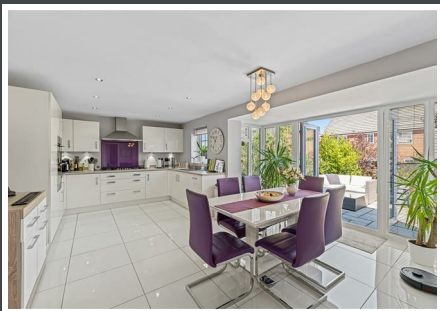




# Maysville Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Generous Bedrooms
- Move In Ready!
- Detached Garage
- Near To Station
- EV Charging point
- Motivated Vendors!
- Home Office/Study
- Stunning Garden
- Great Motorway Links
- Modern Kitchen/Dining Room

## INTERIOR

Step into this inviting family home through a welcoming hallway. The spacious lounge enjoys front-facing views, while the impressive kitchen boasts integrated appliances and stunning floor to ceiling glass windows and French double doors leading into the garden. A convenient utility room and dedicated office enhance practicality of this home. Upstairs, four generously sized bedrooms all feature fitted wardrobes with the master suite offering a private En suite. A luxurious four-piece family bathroom completes the home with modern fixtures and fittings. This property is functional, in a great location and is perfect for family living!

## EXTERNAL

The landscaped garden with the perfect mixture of patio and lawn offers a stylish, modern retreat for family enjoyment and is ideal for entertaining. A spacious driveway and detached garage provides ample parking and storage along with an EV charging point. An additional benefit is the personnel entrance to the garage, which can be accessed via the garden

## SERVICES

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



## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre and a 2 minute walk to Warrington West Station, 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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

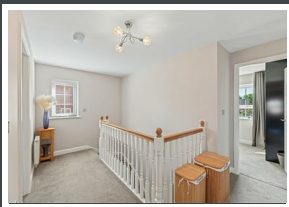
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

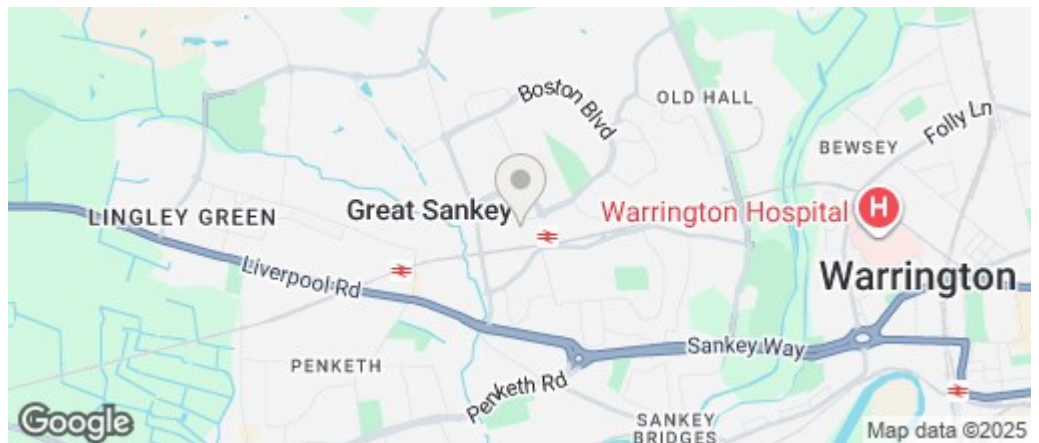
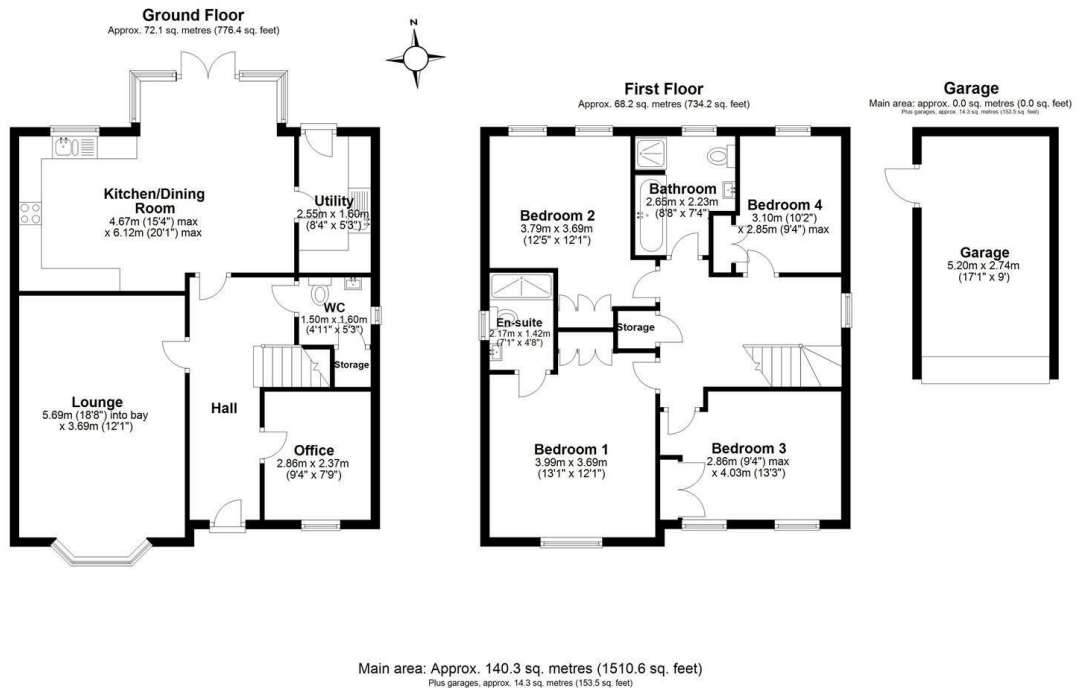






## IMPORTANT NOTICE

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.



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