



# Savannah Place, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Five Bedrooms
- Double Garage
- High Specification
- Modern Kitchen
- Landscaped Garden
- Detached Home
- Driveway Parking
- Cinema Room
- Beautifully Maintained
- Chapelford Village

## DESCRIPTION

The ground floor welcomes you with a spacious and bright entrance hall leading to a stylish formal lounge, featuring an Opti-Myst fire and leading to the extended family room which features underfloor heating, air conditioning and Bi-folding doors opening out to the beautifully landscaped garden, seamlessly connecting indoor and outdoor living. The stylish and sleek kitchen/dining room has been thoughtfully designed, offering upgraded cabinetry, high specification Siemens appliances and a Quooker boiling tap, along contemporary finishes. An additional reception room or home office and downstairs WC complete this level. The first floor hosts three well-proportioned double bedrooms, including a master suite with a private En-suite four piece bathroom, built-in wardrobes and a dressing area. The other two bedrooms share a modern family bathroom, all finished to an exceptional standard. The top floor boasts an additional two large double bedrooms one of which is currently used as a cinema/media room, offering the ultimate space for family film nights or a private office/studio. This level also showcases a beautifully stylish and spacious shower room along with additional storage in the boarded loft.

## GARDEN

The property enjoys a generous plot, with a double garage and driveway to the front, and a fully landscaped south-facing rear garden that's perfect for entertaining, relaxing, or safe play for children. The garden has been thoughtfully designed to offer a low maintenance oasis to be enjoyed all year round.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 7.41m x 4.63m Lounge
- 3.69m x 3.09m Family Room
- 2.66m x 5.94m Kitchen/Dining Room
- 3.32m x 2.97m Home Office
- 1.04m x 2.97m WC

### FIRST FLOOR

- Landing
- 4.06m x 3.52m Bedroom One
- 2.66m x 1.87m En-suite
- 2.66m x 1.55m Walk-In Wardrobe
- 3.80m x 2.97m Bedroom Four
- 2.95m x 3.00m Bedroom Three
- 2.66m x 2.87m Bathroom

### SECOND FLOOR

- Landing
- 6.84m x 2.97m Bedroom Two
- 2.49m x 2.87m Shower Room
- 5.20m x 3.52m Bedroom Five/Cinema Room
- 1.54m x 3.52m Storage

## SERVICES

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

## 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:** 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.



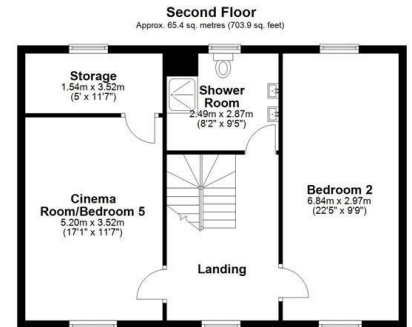
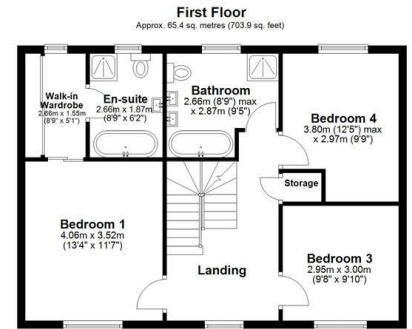
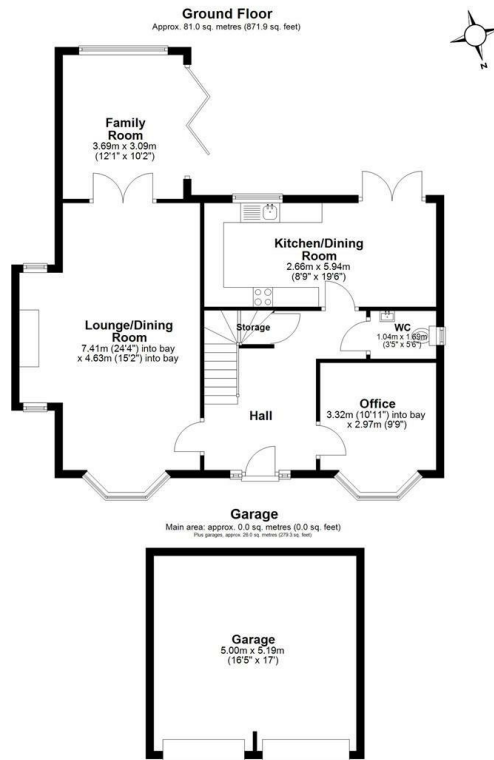






## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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. 211.8 sq. metres (2279.7 sq. feet)  
Plus garages: approx. 26.0 sq. metres (279.3 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	

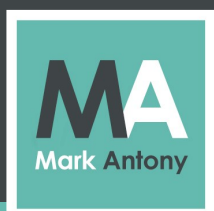
## VIEWING ARRANGEMENTS

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



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