



# Maysville Close, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached
- Immaculate Interior
- High Specification
- Four Bedroom
- Large Lounge
- Family Home
- Stunning Kitchen
- Garage
- Popular Location
- Ready to Move In To

## DESCRIPTION

This delightful detached family home boasts a stunning interior throughout that has been carefully finished to an immaculate standard. With four brilliant sized bedrooms, a large lounge, an amazing kitchen diner and two modern bathrooms, there's ample space for the whole family to enjoy.

The stunning interior is sure to impress, offering a blend of style and functionality that will make you feel right at home from the moment you step through the door into the welcoming hallway. The lounge looks out to the front of the home through a large bay window which allows natural light to flow through the space. To the rear is the show stopping kitchen/dining room which is complete with an island breakfast bar. The space is home to an additional family area that celebrates skylights. This space creates the perfect place for busy family life or entertaining guests.

To the first floor there are four excellent sized bedrooms. Three of the rooms have fitted wardrobes and bedroom one also benefits from an En suite. There is also a modern family bathroom.

Don't miss out on the opportunity to make this house your own and experience the joys of living in such a wonderful space.



## GARDEN

One of the highlights of this home is the beautifully landscaped garden, complete with Indian flagstone - a perfect setting for outdoor gatherings and alfresco dining. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this charming outdoor space. To the front of the property is a driveway which is suitable for multiple cars as well as a garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.30m x 3.31m Lounge
- 3.70m x 5.93m Dining Kitchen
- 2.59m x 4.83m Family Room
- 1.58m x 1.47m Utility Room
- 1.42m x 1.00m WC
- 5.08m x 2.66m Garage

### FIRST FLOOR

- Landing
- 3.73m x 3.22m Bedroom One
- 1.60m x 2.12m En-suite
- 3.26m x 3.00m Bedroom Two
- 2.19m x 2.66m Bedroom Three
- 2.56m x 3.23m Bedroom Four
- 2.19m x 1.69m Bathroom





## SERVICES

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

## LOCATION

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 Village Primary 8 minute walk
- Warrington West Station 8 minute walk
- Gemini Retail Park 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



## 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. These items may be available under separate negotiation.









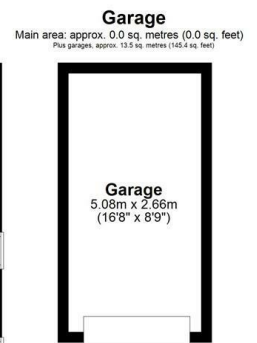
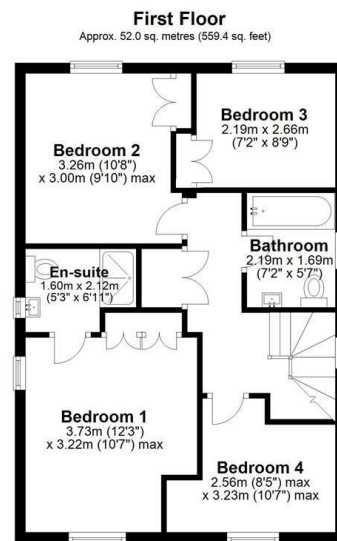
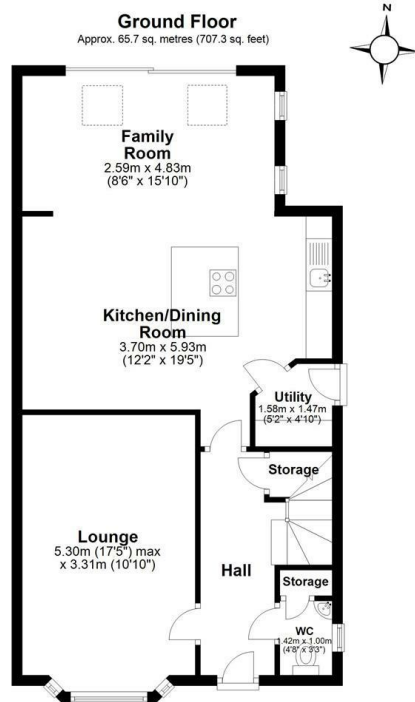






## IMPORTANT NOTICE

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. 117.7 sq. metres (1266.7 sq. feet)  
Plus garages: approx. 13.5 sq. metres (145.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>79</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		
England & Wales EU Directive 2002/91/EC		

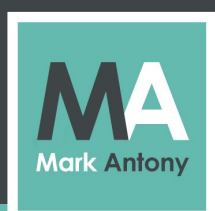
## VIEWING ARRANGEMENTS

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