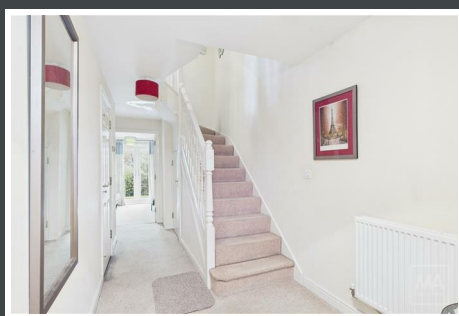
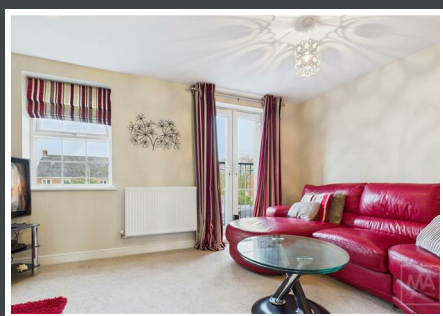




Ohio Grove, Great Sankey Warrington, Cheshire



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HIGHLIGHTS

- No Onward Chain
- Charming Townhouse
- Three Bedrooms
- Private Garden
- Sought After Location
- Three Bathrooms
- Close To Amenities
- Driveway Parking
- Private Balcony
- Three Storey Home

INTERIOR

Entrance is granted via a large hallway flowing seamlessly into the heart of the property. To the ground floor you will find the generous third bedroom with patio doors out to the garden as well as a spacious shower room/utility space. There is also a cloak cupboard and access to the garage via an internal door adding practicality and extra storage to the home.

To the first floor, you will be greeted by a spacious landing leading into the lounge, boasting a Juliette balcony flooding the room with natural light as well as a cosy fireplace, perfect for those winter nights. Following the natural flow of the home brings you to the well equipped kitchen with integrated appliances as well as a dining space perfect for entertaining guests. There is also the added bonus of patio doors leading to the balcony which overlooks the garden, allowing indoor-outdoor dining.

The second floor houses two great sized double bedrooms. The main bedroom benefits from built in wardrobes as well as an En-Suite three piece suite, adding a touch of luxury. Bedroom two also has built in wardrobes, perfect for storage, with access to the modern three piece family bathroom.

GARDEN

To the rear, a thoughtfully designed blend of patio, lawn, and mature shrubbery creates an ideal setting for both keen gardeners and those who love to entertain with the added privacy of no overlooking neighbours.

To the front you will find the private driveway as well as access to the garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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. 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: D

Tenure: Leasehold

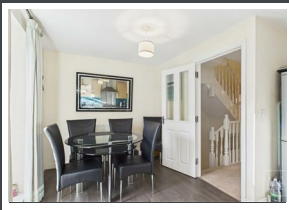
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

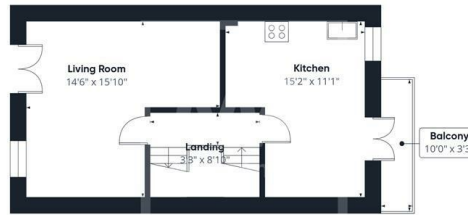
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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



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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1177 ft²

Balconies and terraces
32 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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