



Virginia Gardens, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Detached Property
- Great Location
- Ample Living Space
- Double Driveway
- Four Bedrooms
- Beautiful Garden
- Close to Amenities
- Stunning Kitchen
- Conservatory

DESCRIPTION

Introducing a beautiful four bedroom family home with a tranquil garden, the perfect oasis for your loved ones. This attractive home is ideal for a growing family, with four generous bedrooms, ample living space and perfectly located for schools and shops.

Entry into the property is via the welcoming hallway. To the front of the home, you are presented with a generous sized dining room. The spacious living room provides an inviting atmosphere, where cherished moments can be shared with family and friends. Adjacent to the living room is the stylishly appointed kitchen equipped with appliances and ample storage. The conservatory provides a sun-drenched sanctuary, which seamlessly blends the indoors with the outdoors overlooking the beautiful garden. The ground floor is also home to a handy utility room and a WC. To the first floor, you will discover four generously sized bedrooms with bedroom one boasting a large en-suite bathroom. Completing the upstairs is a family bathroom.

GARDEN

Sitting on a great sized plot, this home enjoys a large foot print with a driveway suitable for multiple cars as well as a beautiful rear garden. The garden is mainly laid to lawn and is surrounded by well stocked flower beds and mature shrubbery, which offer ultimate privacy. The decking area is the ideal place for entertaining guests and alfresco dining.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.44m x 4.60m Lounge
- 4.77m x 2.60m Kitchen
- 3.90m x 2.60m Dining Room
- 3.53m x 3.92m Conservatory
- 1.72m x 3.51m Utility Room
- 3.19m x 2.70m Garage

FIRST FLOOR

- Landing
- 3.56m x 4.50m Bedroom One
- 2.36m x 2.70m En-suite
- 4.17m x 2.53m Bedroom Two
- 3.53m x 2.49m Bedroom Three
- 2.98m x 2.19m Bedroom Four
- 2.29m x 1.75m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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 Farm Pub 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 Borough Council

Council Band: E

Tenure: Freehold

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

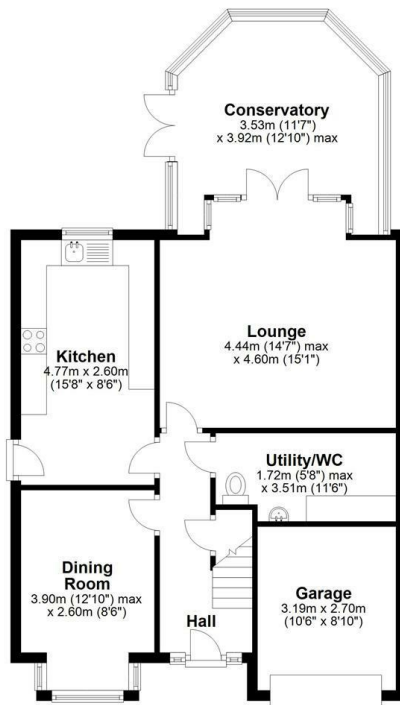




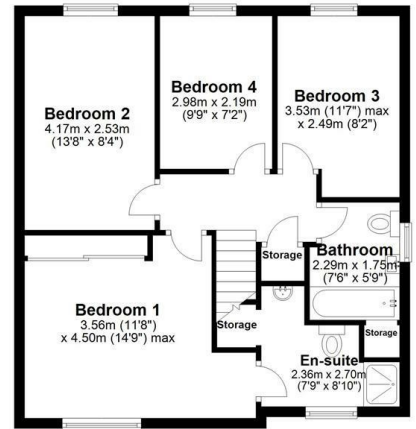
IMPORTANT NOTICE

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.

Ground Floor
Approx. 77.5 sq. metres (833.8 sq. feet)



First Floor
Approx. 56.4 sq. metres (607.4 sq. feet)



Total area: approx. 133.9 sq. metres (1441.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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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