



Chicago Place, Great Sankey Warrington, Cheshire

Detached Family Home • Substantial Corner Plot • Double Detached Garage • Chapelford Development • Open Plan Kitchen • Close To Local Amenities • Five Bedrooms • Excellent Transport Links • Three Bathrooms And W.C • Generous Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside this impressive home through a bright and welcoming entrance hallway, setting the tone for the spacious and beautifully presented accommodation beyond. To the left, a generous lounge enjoys a striking feature window. At the heart of the home is a superb open-plan kitchen, dining and family room, perfectly designed for modern living. The stylish kitchen is fitted with a comprehensive range of cabinetry, offering ample storage and generous worktop space, complemented by a selection of integrated appliances. A central island provides a connection to the family area, making it ideal for both everyday living and entertaining. The adjoining dining area features French doors opening onto the rear garden. Completing the ground floor is a practical utility room and a convenient downstairs W.C. The first floor hosts three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The principal bedroom further enjoys the luxury of a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



Occupying the top floor are two further generously sized bedrooms, both filled with natural light and offering versatile accommodation, whether as additional bedrooms, guest rooms or home office space. These rooms are complemented by a modern shower room, completing the well-balanced layout of this exceptional family home.

EXTERIOR

Externally, the property enjoys a beautifully maintained and generously sized rear garden, offering the perfect space for outdoor living. Predominantly laid to lawn, the garden is complemented by a paved patio, ideal for al fresco dining, entertaining or simply relaxing in the warmer months. Enclosed by mature trees, the garden provides a good degree of privacy along with an attractive backdrop, making it a wonderful space for families and keen gardeners alike. Sitting on a substantial corner plot



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.

GENERAL INFORMATION

Council Tax band: F

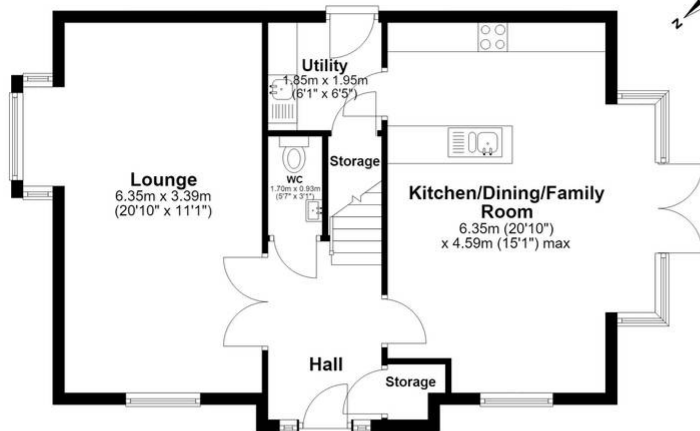
Tenure: Leasehold

EPC Energy Efficiency Rating: C



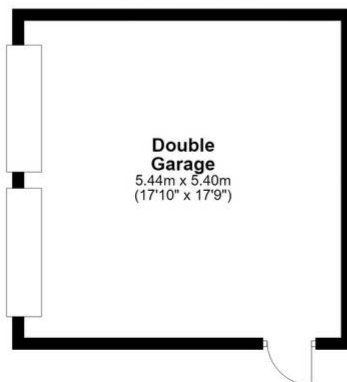
Ground Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



Double Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 29.4 sq. metres (316.2 sq. feet)



Main area: Approx. 163.1 sq. metres (1755.1 sq. feet)
Plus garages, approx. 29.4 sq. metres (316.2 sq. feet)

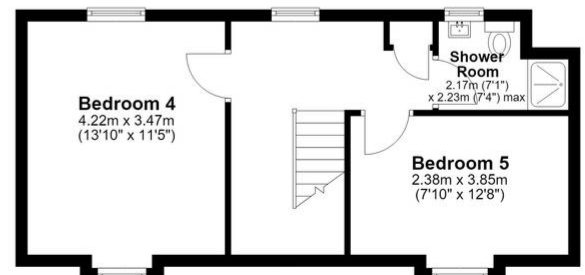
First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under
separate negotiation.