



# California Close, Great Sankey Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Spacious Detached
- Sought After Location
- Five Bedrooms
- Two En-suites
- Modern Family Bathroom
- Three Reception Rooms
- Conservatory
- Utility Room
- Beautiful Garden



## DESCRIPTION

An attractive five bed detached in the sought after location of Chapelford. This spacious property has three reception rooms as well as a superb conservatory and the added benefit of two en-suite bathrooms. This really is a wonderful family home with an abundance of space. This property is offered with no onward chain.

Access into this fantastic property is into a welcoming hallway leading to a spacious lounge, dining room, family room and a lovely kitchen / breakfast room. There is also a utility room, WC and a wonderful conservatory which leads onto the garden. To the first floor there are five good sized bedrooms, two of which have en-suites and a modern family bathroom.



## GARDENS

To the rear of the property there is a beautiful garden which is mainly laid to lawn and has a superb patio area, perfect for alfresco dining. To the front of the property there is driveway parking and another grass area.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 5.49m x 3.34m
- Family Room 3.85m x 2.67m
- Dining Room 3.56m x 2.85m
- Kitchen/Breakfast Room 3.56m x 5.17m
- Utility Room 1.44m x 2.67m
- Conservatory 2.43m x 2.74m
- WC

### FIRST FLOOR

- Landing
- Bedroom One 3.62m x 3.40m
- En-suite 2.05m x 1.75m
- Bedroom Two 3.27m x 3.50m
- En-suite 2.05m x 1.54m
- Bedroom Three 3.95m x 2.67m
- Bedroom Four 3.49m x 2.64m
- Bedroom Five 2.65m x 1.99m
- Bathroom 2.25m x 1.86m



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

## LOCATION

The area of Great Sankey is home to a variety of excellent schools including Great Sankey High School and St Gregory's Catholic High School. Located conveniently close to Warrington Town Centre, Gemini Business Park and the M62 motorway. Local amenities include Marks and Spencer's, IKEA, Asda, Odeon Cinema, Woodland Walks and much more.

## DISTANCES

- Gemini Retail Park 1 mile
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** E

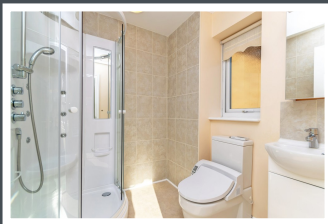
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



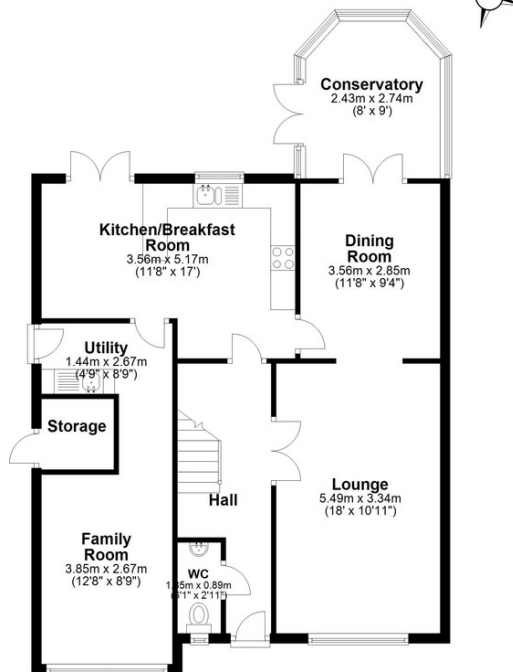




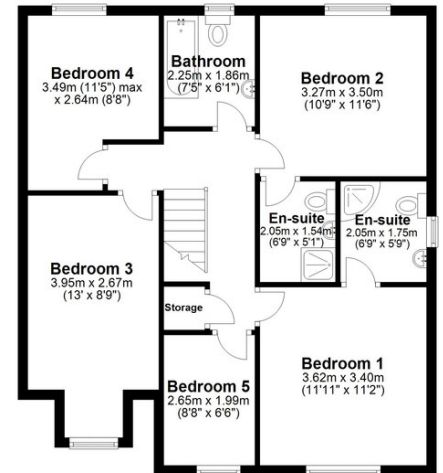
### IMPORTANT NOTICE:

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.

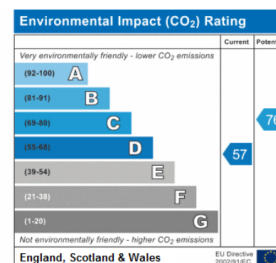
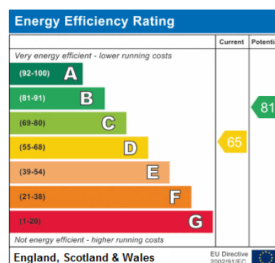
**Ground Floor**  
Approx. 82.8 sq. metres (890.9 sq. feet)



**First Floor**  
Approx. 71.6 sq. metres (770.9 sq. feet)



Total area: approx. 154.4 sq. metres (1661.8 sq. feet)



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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