



# Oklahoma Boulevard, Great Sankey Warrington, Cheshire



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Parking
- Good Sized Garden
- En Suite
- Sought After Location
- Great Schools
- Brilliant Motorway Links
- Kitchen/Diner
- Bay Window in Lounge
- Neutral Decor



## DESCRIPTION

This fantastic mid town house is situated in the sought after location of Chapelford. Boasting a great sized lounge, kitchen/diner and three bedrooms this home is ideal for a family or first time buyers!

The front door leads into the hallway which is home to a WC. There is a spacious lounge with a bay window to allow natural light to flow through. The kitchen/diner benefits from integrated appliances. There are patio doors leading to the garden. On the first floor there are three bedrooms; the master with fitted wardrobes and en suite and a family bathroom.



## GARDEN

The garden is a great size. It is mainly laid to lawn. There is a small garden to the front of the property. The parking is at the rear and can be accessed from the property through the garden.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 4.55m x 2.45m
- Dining Kitchen 3.31m x 4.71m
- WC 1.53m x 0.98m

### FIRST FLOOR

- Landing
- Bedroom One 2.88m x 3.24m
- En-suite 2.10m x 1.37m
- Bedroom Two 3.88m x 2.45m
- Bedroom Three 2.27m x 2.16m
- Bathroom 1.80m x 2.01m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)

## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey 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. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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

- Warrington Town Centre 3 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M62
- Liverpool City Centre 18 miles via M62
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

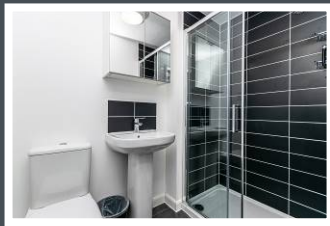
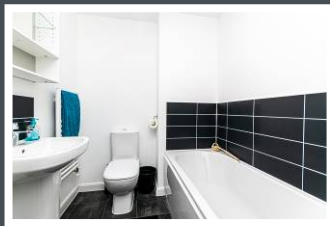
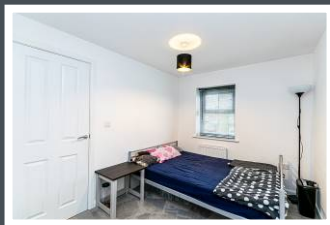
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** C  
**Ground Rent:** £225pa  
**Tenure:** Leasehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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





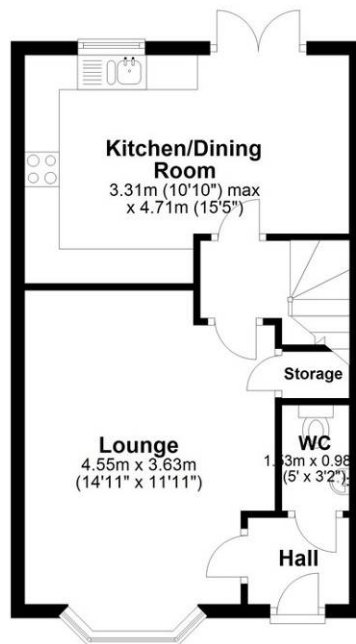


### IMPORTANT NOTICE:

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.

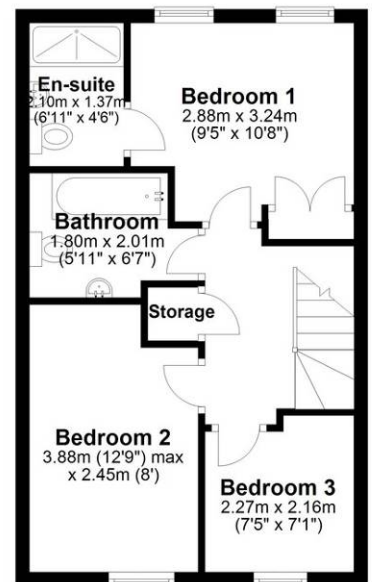
### Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)

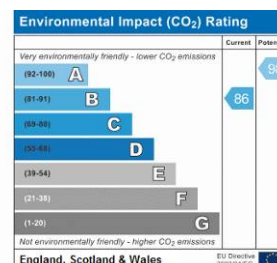
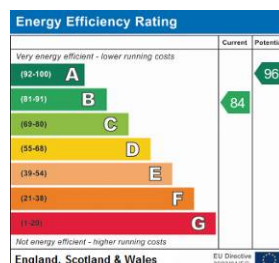


### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 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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