



Chicago Place, Great Sankey Warrington, Cheshire

Detached • Four Bedrooms • Three Storey Property • Modern Throughout • Excellent Location • Three Bathrooms And W.C • Separate Garage • Open Plan Living • Private Driveway • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Entrance to the property is via a bright and airy hallway, immediately setting the tone for the well-presented accommodation beyond. To the left, the elegant lounge features a charming bay window as well as a feature fireplace creating a warm and cosy focal point, ideal for relaxing evenings.

Undoubtedly the centrepiece of the home is the impressive open-plan kitchen and family room to the rear. Designed with modern living in mind, this exceptional space boasts sliding doors opening onto the garden, seamlessly blending indoor and outdoor living – perfect for entertaining. The contemporary kitchen is fitted with sleek cabinetry, offering ample storage and generous worktop space, complemented by a range of integrated appliances. Skylights enhance the sense of space and light, while high-quality finishes throughout add a touch of refinement. Multiple areas for dining and relaxation provide flexibility for both everyday family life and hosting guests. A convenient ground floor W.C. completes the downstairs accommodation.

The first floor comprises three well-proportioned bedrooms, each flooded with natural light. Bedroom Two enjoys



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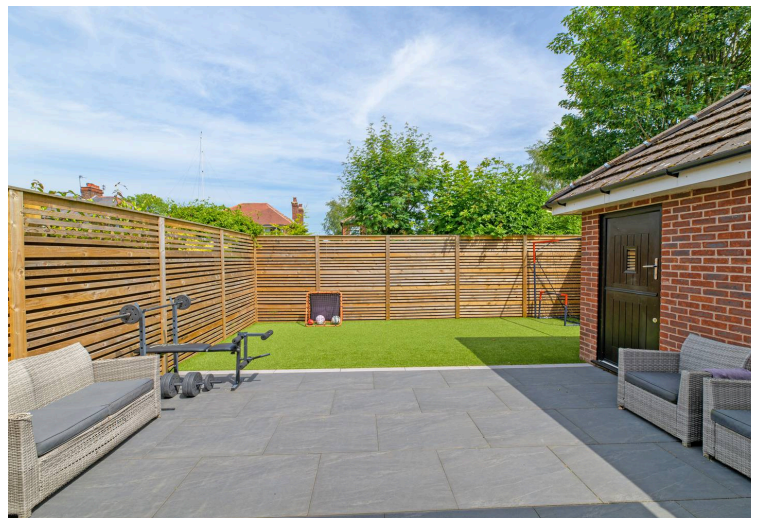
An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well 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.

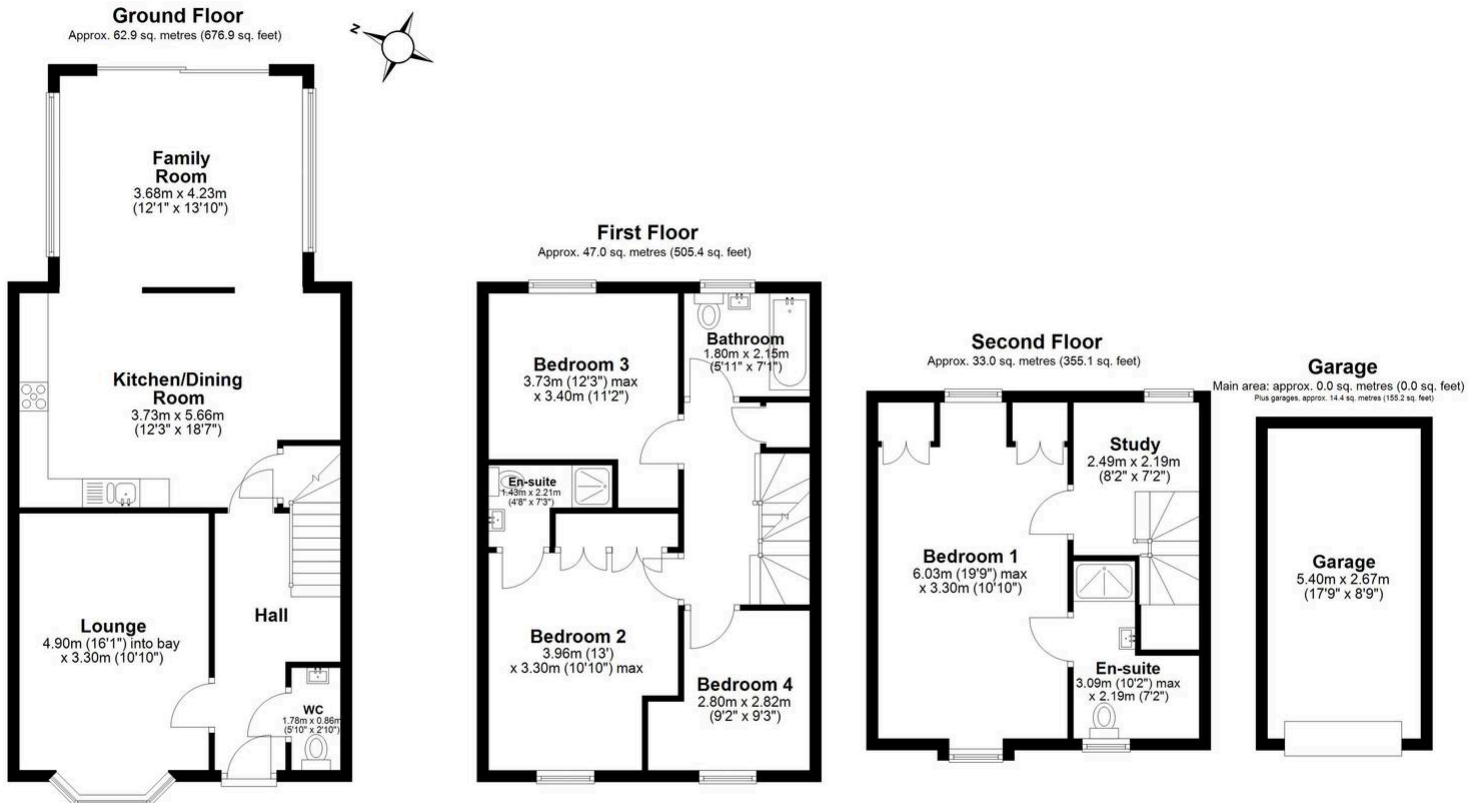
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Main area: Approx. 142.8 sq. metres (1537.3 sq. feet)
 Plus garages, approx. 14.4 sq. metres (155.2 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.