

## Phoenix Place, Great Sankey Warrington

No Onward Chain • Three Double Bedrooms • Ground Floor Home Office / Playroom • Walking Distance to Schools and Amenities • Versatile Layout • Low Maintenance Garden • Ensuite Shower Room • Excellent Motorway Links • Garage & Off Road Parking • Scenic Walking Routes



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR

A charming property in the heart of Chapelford, with three, two bathrooms, a versatile kitchen/dining area and additional reception room making this a fabulous home perfect for a growing family!

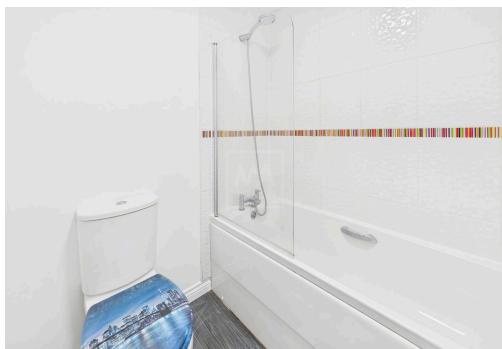
Entrance is granted via a hallway, revealing a deceptively spacious home. Leading through to the back, the hallway opens up to the kitchen/dining area featuring integrated appliances and double patio doors which fill the room with light. The expansive area allows room for a dining area or family area with sofas, providing the home with versatility. Off the hallway, you'll find a dedicated reception room, ideal as a home office or playroom, a convenient downstairs WC, and a practical storage space for coats and shoes. Ascending to the first floor, a generous lounge offers the flexibility to serve as an additional bedroom, while the primary suite boasts a spacious ensuite with a sleek, modern shower.



The second floor is home to two further bright and airy bedrooms, enhanced by Velux windows that invite abundant daylight. Completing the home is a contemporary family bathroom, featuring an over-bath shower for ultimate convenience.

## GARDEN

This mid terrace property is not without convenience, boasting a garage and off street parking for two cars, plus additional street parking. To the rear of the property a serene retreat awaits – an immaculately maintained garden featuring easy-care Astro turf, a paved area, and beautifully kept shrubbery that ensures both privacy and tranquillity.

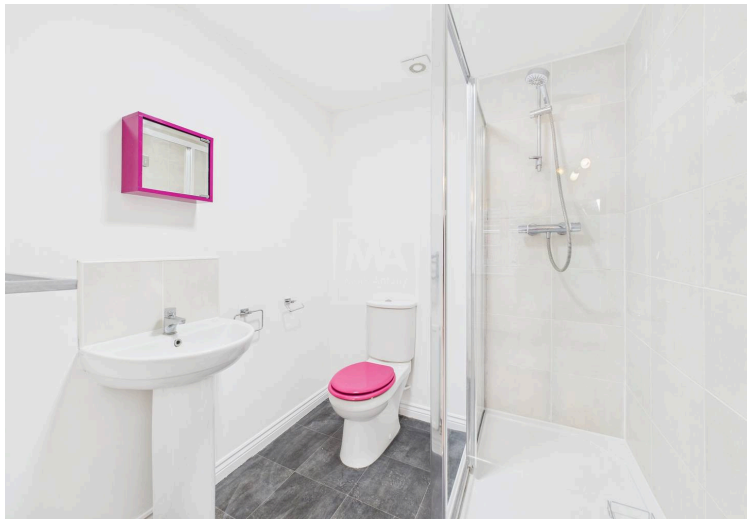


## LOCATION

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.

## GENERAL INFORMATION

- Council Tax band: D
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C



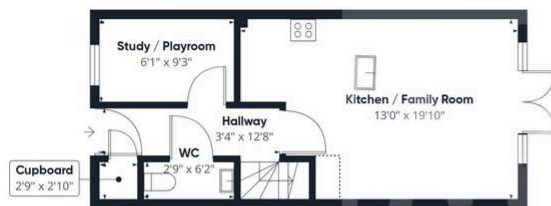




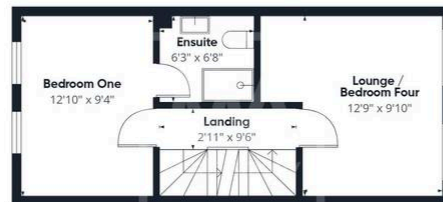
Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

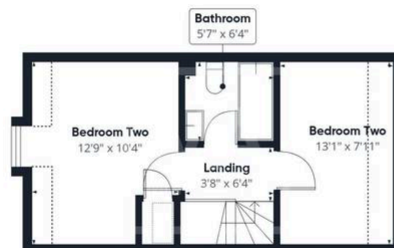
Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>m</sup>

1158 ft<sup>2</sup>

Reduced headroom

40 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.



**Note:** 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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