



Creola Court, Louisiana Drive, Great Sankey Warrington

Top - Floor Apartment • Two Good Sized Bedrooms • Modern and Stylish Decor • Great Location • Open - Plan Living Area • Lift in Building • Near Transport Links • Close to Local Amenities • Designated Covered Parking Space



Mark Antony
SALES & LETTING AGENTS



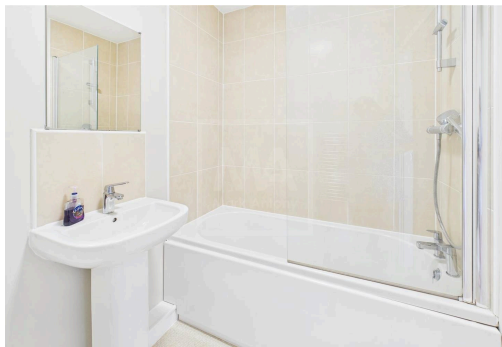
INTERIOR

Not to be missed, this beautifully presented two-bedroom top-floor apartment is set within the sought-after Chapelford community. A spacious hallway leads to all rooms, adding to the home's bright and airy feel. The master bedroom features fitted wardrobes, a Juliet balcony, and a sleek ensuite with a standing shower. The second double bedroom, also with fitted wardrobes, offers versatility as a guest room, home office, or dressing room. A modern three-piece bathroom with an over-bath shower provides added comfort. At the heart of the home is a stylish open-plan kitchen and living area, perfect for relaxing or entertaining. The property is offered **chain-free** and is truly move-in ready, providing a lifestyle of ease and elegance. The building includes both lift and stair access for convenience. Additional benefits include a useful loft space, which may be converted, offering valuable extra storage and enhancing the property's practicality.



EXTERIOR

To the rear of the building, you will find one allocated parking space, providing safe and under-cover parking for your vehicle, with additional visitor parking available for guests.

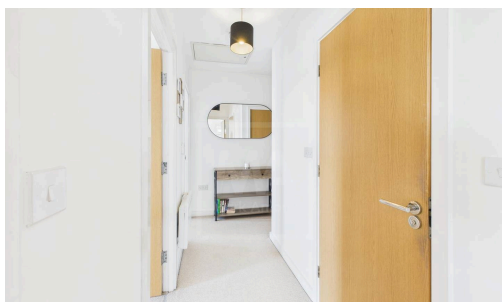


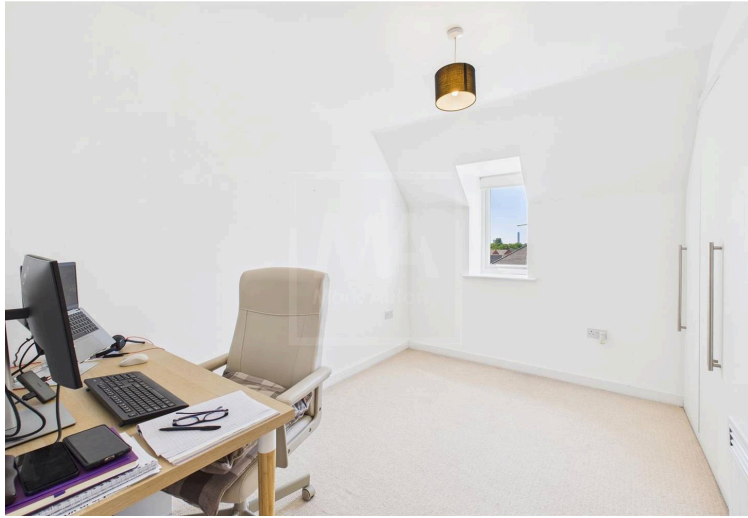
LOCATION

Great Sankey is a popular suburb just two miles west of Warrington Town Centre, ideal for families and professionals. With its own train station, it offers easy commuting to nearby towns and cities. The area has an abundance high-achieving primary and secondary schools, a refurbished leisure centre, and a good mix of shops, pubs and restaurants. Nearby Gemini Retail Park provides major stores including Ikea. Residents also enjoy Sankey Valley Park, offering play areas, a BMX track, a theme park and scenic walking and running routes.

GENERAL INFORMATION

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



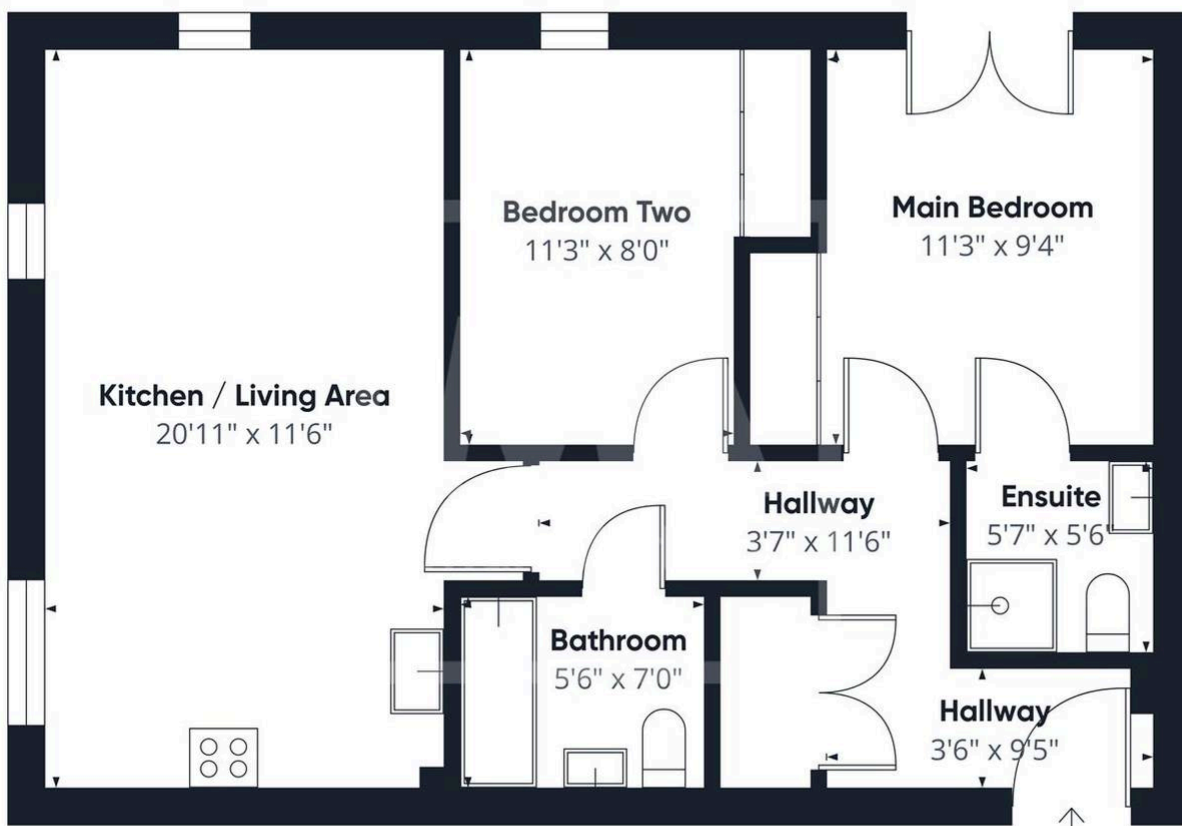




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
638 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.



Warrington's Highest Rated Agent

