



Maysville Close, Great Sankey

Four Bed Detached • Sought-After Location • Spacious Interiors • Bright and Airy Feel • Neutral Décor Throughout • Close To Amenities • Driveway Parking • Detached Garage • Low Maintenance Garden • Two Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Situated in the highly desirable area of Chapelford this exceptional four-bedroom detached residence has been thoughtfully modernised to a high standard throughout, offering stylish and spacious living perfect for a family residence. To the right of the hallway, an elegant lounge awaits, beautifully illuminated by an abundance of natural light streaming through the charming bay window. Thoughtfully styled with a contemporary finish, this inviting space effortlessly blends comfort and sophistication. To the rear, the stunning open-plan kitchen and dining space forms the true heart of the home, featuring contemporary cabinetry, integrated appliances, and refined finishes—providing the perfect setting for family dining. The ground floor concludes with a separate utility and handy WC. As you ascend the staircase to the first floor, you will find four generously sized bedrooms providing a private retreat for each family member to enjoy. The principal bedroom is complemented by a stylish private en-suite shower room adding a sense of luxury to this space.



INTERIOR:

The remaining bedrooms are generously proportioned and served by a contemporary family bathroom. Tucked away in a peaceful, family-friendly cul-de-sac, this home enjoys a safe, low-traffic setting where children can play and neighbours share a genuine sense of community. All the while, you remain within easy reach of excellent schools, beautiful green spaces, and everyday amenities.

GARDEN:

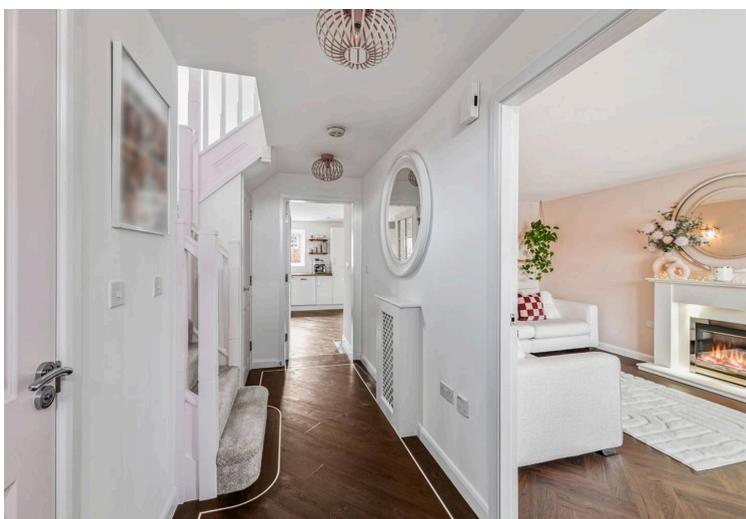
The garden has been thoughtfully designed with ease of maintenance in mind, featuring a high-quality artificial lawn that remains lush and green all year round. A separate seating area provides an inviting spot to relax or entertain, ideal for summer gatherings. In addition, a charming patio area offers space for outdoor dining creating a well-balanced garden that combines functionality with comfort.

LOCATION:

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. Chapelford 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.

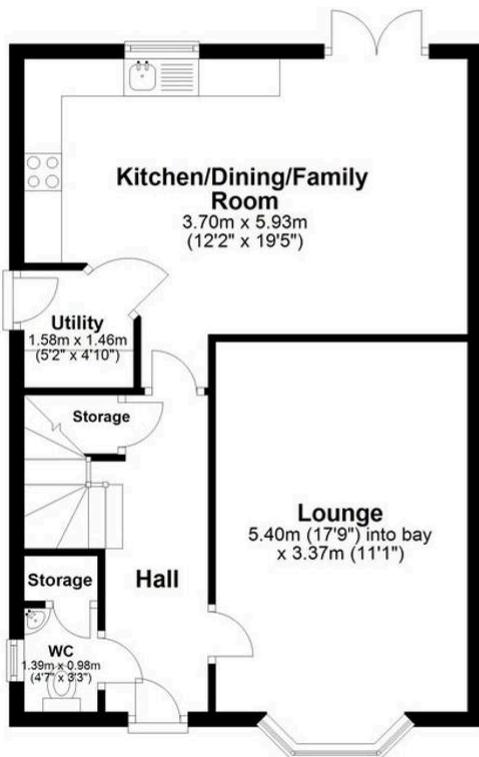
GENERAL INFORMATION:

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



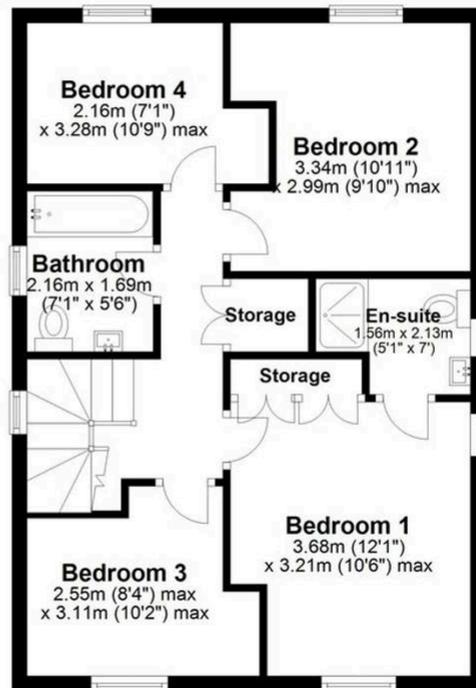
Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



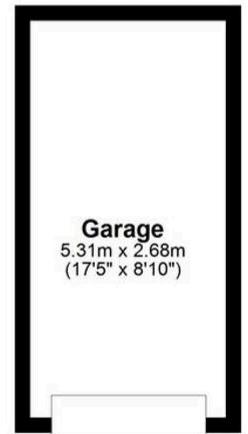
First Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)



Main area: Approx. 104.4 sq. metres (1123.2 sq. feet)

Plus garages, approx. 14.2 sq. metres (153.2 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.