



**104 Liverpool Road  
Great Sankey, WA5 1QX**

**Offers In The Region Of  
£196,000**

**PERIOD** Mid Terrace, Three BEDROOMS, TWO Reception Rooms, Freehold TITLE, NO Onward Chain, Some Updating REQUIRED, FITTED Kitchen, Wet ROOM, REAR Courtyard, On Road PARKING.

Nestled in the charming area of Great Sankey, Warrington, this delightful terraced house on Liverpool Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a vibrant community, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The transport links are also commendable, providing quick access to Warrington and beyond, making it an excellent choice for commuters.

Whether you are a first-time buyer or looking to settle down in a friendly neighbourhood, this property is certainly worth considering. Do not miss the opportunity to make this charming house your new home.

**ENTRANCE HALLWAY**

UPVC double glazed door to the front elevation, ceiling coving, dado rail and central heating radiator.





**LOUNGE**

11'5" x 13'5" (3.48 x 4.10)

UPVC double glazed window to the front elevation, living flame gas fire, dado rail, ceiling coving, cupboard housing meters and central heating radiator.





**DINING ROOM**

48'6" x 35'5" (14.8 x 10.8)

UPVC double glazed window to the rear elevation, living flame gas fire, ceiling coving and central heating radiator.





**KITCHEN**

6'9" x 10'3" (2.06 x 3.13)

UPVC double glazed window to the side elevation, fitted kitchen with space for appliances, tiled splashbacks, stainless steel sink with mixer tap and central heating boiler.

**REAR HALLWAY**

UPVC double glazed door to the rear.

## SHOWER ROOM

6'7" x 5'6" (2.02 x 1.68)

UPVC double glazed window to the side elevation, fully tile walls, low level WC, pedestal wash hand basin, electric shower and central heating radiator.





**LANDING**  
Dado rail.



**MAIN BEDROOM**

14'11" x 11'0" (4.57 x 3.36)

Two UPVC double glazed windows to the front elevation and central heating radiator.





**BEDROOM TWO**

6'3" x 14'7" (1.91 x 4.47)

UPVC double glazed window to the rear elevation and central heating radiator.



**BEDROOM THREE**

7'0" x 8'6" (2.14 x 2.60)

UPVC double glazed window to the rear elevation, central heating radiator and loft hatch.

**OUTSIDE**

On street, marked parking to the front and wide pathway to the rear for access.

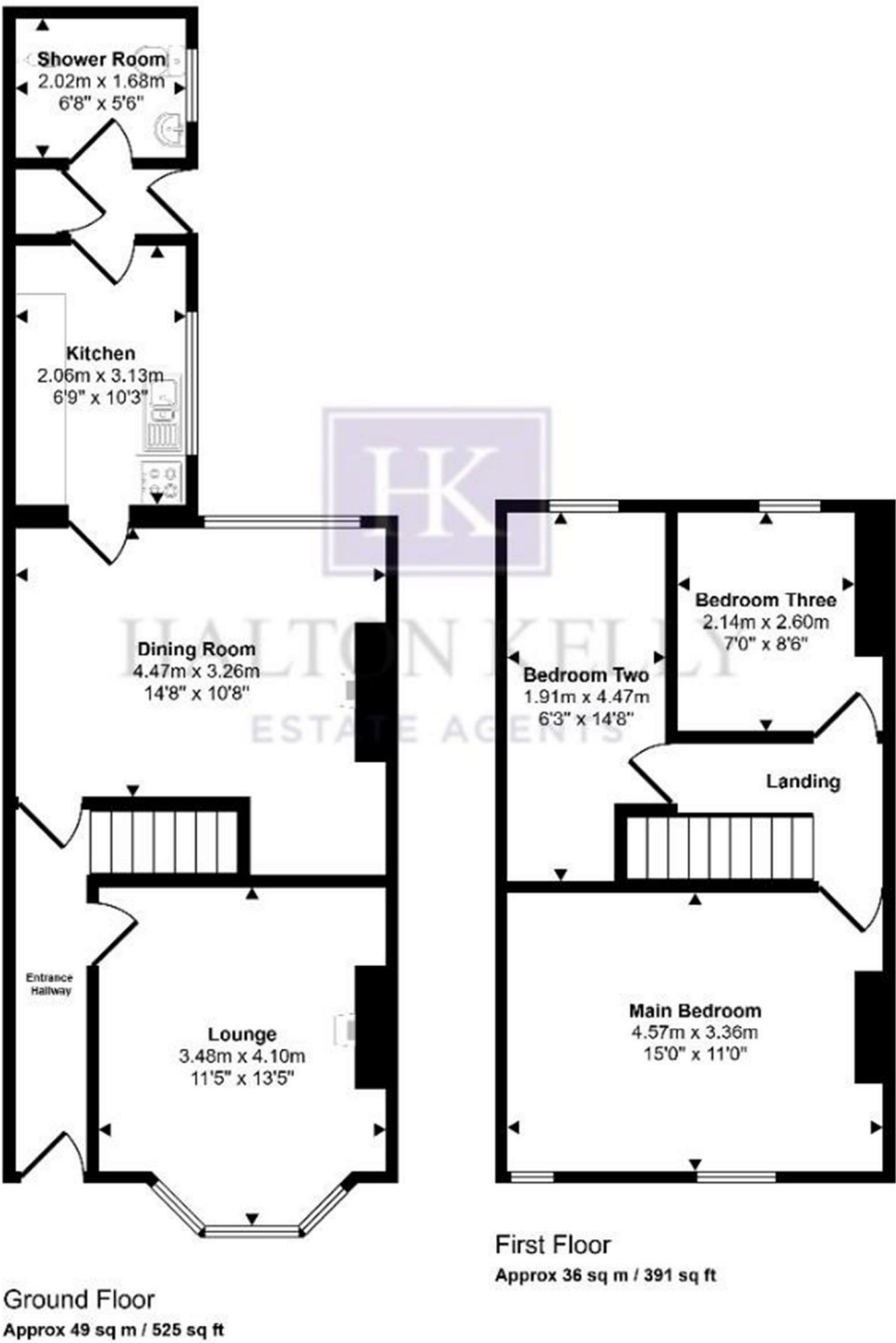
**GARDEN**

Terrace style front garden with dwarf wall, paving and shrubbery whilst to the rear is a paved courtyard garden with storage shed and planted border.





Approx Gross Internal Area  
85 sq m / 916 sq ft




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.






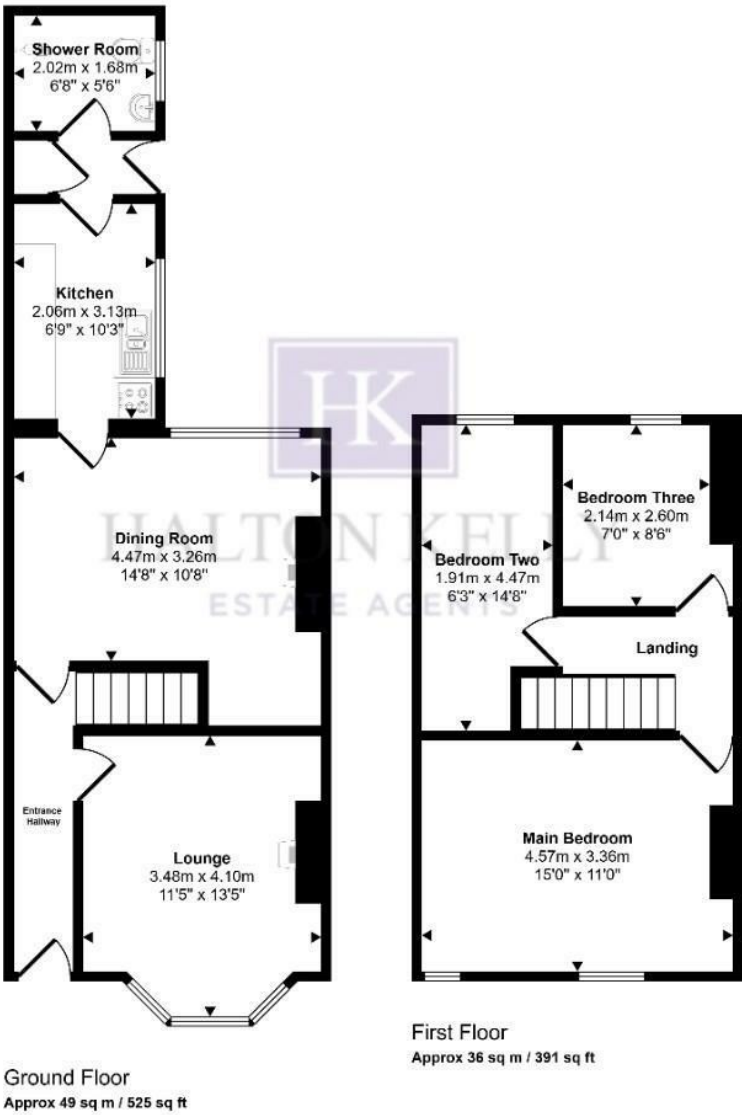
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

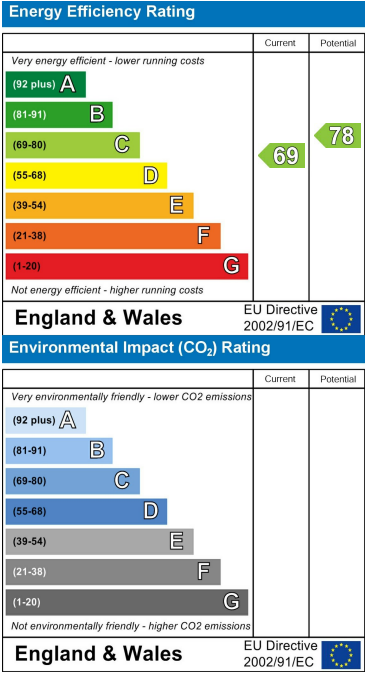
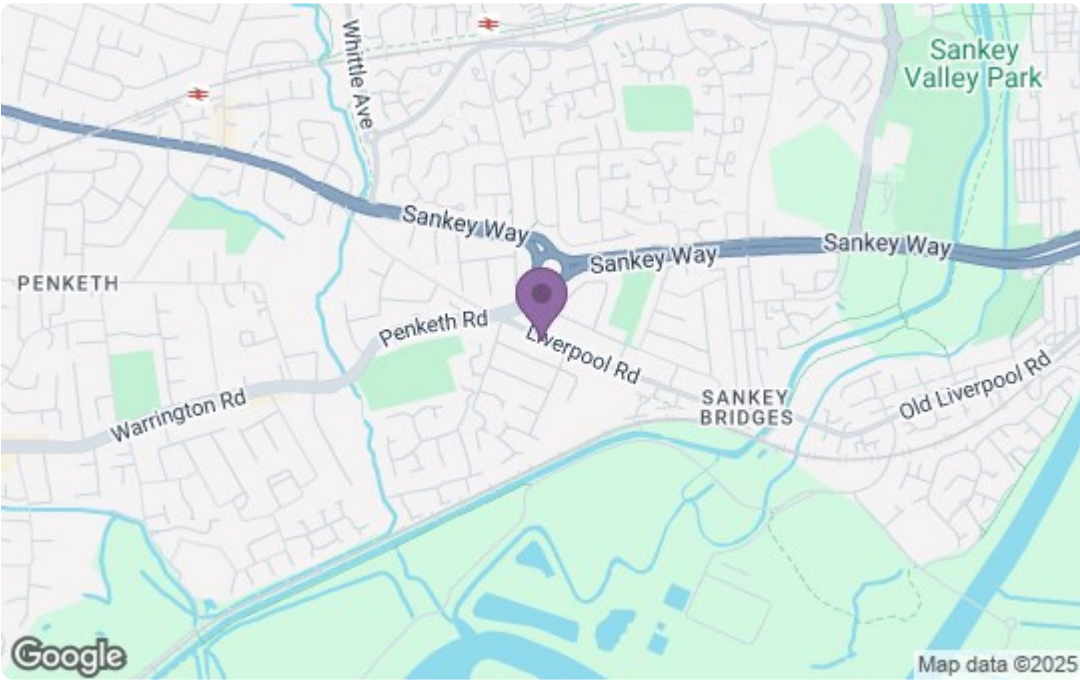
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.