



# Mckinley Street, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- No Onward Chain
- Allocated Parking
- Loft Storage
- Transport Links
- First Time Buyers
- Investors
- Close To Amenities
- Sought-After Location
- Third Floor

## DESCRIPTION

Welcoming this charming third floor apartment in the heart of Chapelford with no onward chain. Perfectly situated close to transport links and amenities, this property offers ample amounts of convenience. Presenting three bedrooms, allowing you to have endless space to unwind. The apartment also showcases a loft providing you with a perfect place for storage as well as one allocated parking space to the rear. This fantastic property is ideal for investors or first time buyers. Do not miss out on this incredible opportunity.

Entry to the property is via the hallway, which provides access to all areas of this home. To the left of the hallway, you will find a spacious lounge/diner providing ample storage for family entertainment or relaxation. Adjacent to the lounge you will find the kitchen which boasts an integrated oven and hob, making meal preparation a breeze. This property offers three bedrooms providing a relaxing retreat for yourself or guests after a long working day. These bedrooms offer a versatile space which can be used as a home study or storage. This apartment concludes with a family bathroom, providing all of the necessities for your daily routine.

## GARDEN

To the rear of this property, you will be provided with a allocated parking space allowing for safe parking for your vehicle.



## SUMMARY OF ACCOMMODATION

### THIRD FLOOR

- 3.02m x 1.87m Kitchen
- 3.63m x 4.53m Lounge/Diner
- 3.09m x 3.27m Bedroom One
- 3.10m x 2.08m Bedroom Two
- 1.98m x 3.13m Bedroom Three
- 1.89m x 1.87m Bathroom

## SERVICES

- Electric Heaters
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION - GREAT SANKEY

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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.



## DISTANCES

- Chapelford Village Primary School 0.4 mile walk
- Sainsburys Santa Boulevard 0.4mile walk
- Great Sankey Neighbourhood Hub 1.4 mile walk
- Warrington Town Centre 2.5 miles
- Manchester Airport 22.9 miles via M56
- Manchester City Centre 21.4 miles via M56
- Liverpool City Centre 16.7 miles via M62

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



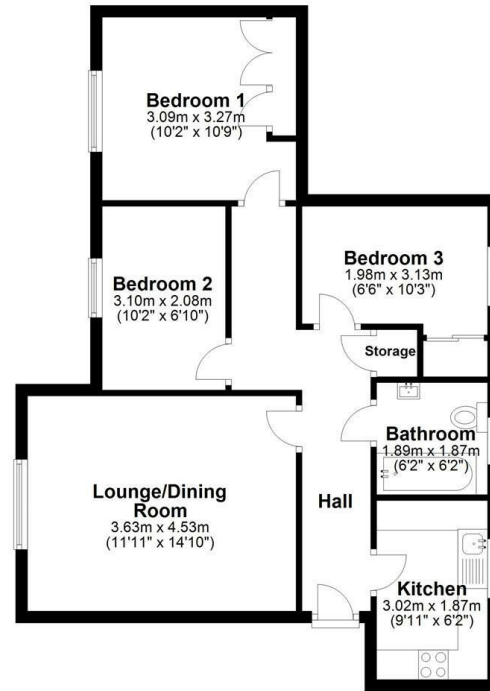


## IMPORTANT NOTICE

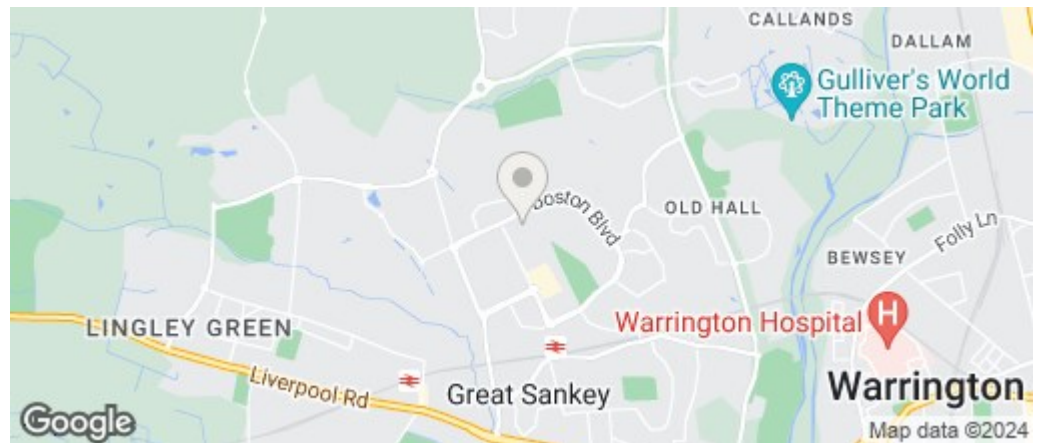
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

## Top Floor Apartment

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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