



Hood Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Close to Transport Links
- End Terraced Home
- Four Bedrooms
- Gorgeous Garden
- Period Property
- Modern Kitchen
- Close to Local Walks
- First Time Buyers
- Light and Airy
- Conveniently Positioned

DESCRIPTION

Welcome to this charming property located on Hood Lane in the delightful area of Great Sankey. Built in circa 1903, this house exudes character and history whilst providing a sense of privacy and tranquillity. Comprising of four bedrooms, two reception rooms, a beautiful garden and sits within walking distance to the local Sankey Valley Park and schools, this home is sure to impress.

Access into this Edwardian home is via a hallway which boasts gorgeous flooring and high ceilings, which sets the tone for the rest of the property. The bay windowed lounge is set to the front of this property and exudes natural light which makes this a lovely light and airy space for family gatherings. Following the natural flow of this home, the dining room and modern kitchen is set to the back of the property and allows access to the garden. The kitchen is the heart of this home celebrating a range master cooker and a convenient island, ideal for all culinary senses and exploration.

To the first floor, you are presented with four well proportioned bedrooms and a family bathroom. Throughout this home there is ample storage available. Don't miss out on the chance to make this house your home and create lasting memories in this wonderful neighbourhood.



GARDEN

Leading from the kitchen, this wonderful garden has something for all the family to enjoy whether it be unwinding from the days activities or small gatherings with family and friends in the sunshine. The patio area seamlessly flows to the stoned area, where you can create your own private oasis as mature shrubbery surrounds this garden. To the front of this property, on road parking can be found for the new home owners and visitors.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.40m x 3.77m Lounge
- 3.92m x 3.06m Dining Room
- 4.28m x 3.14m Kitchen/Breakfast Room

FIRST FLOOR

- Landing
- 3.92m x 3.22m Bedroom One
- 3.70m x 2.74m Bedroom Two
- 2.48m x 3.14m Bedroom Three
- 2.66m x 2.08m Bedroom Four
- 2.27m x 1.71m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

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

- Sankey Valley Park 0.3 mile walk
 - Evelyn Street Primary School 0.5 mile walk
 - Warrington Town Centre 1 mile
 - Manchester Airport 17 miles via M56
 - Liverpool City Centre 19 miles via M62
 - Manchester City Centre 23 miles via M62
 - Chester City Centre 23 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

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.



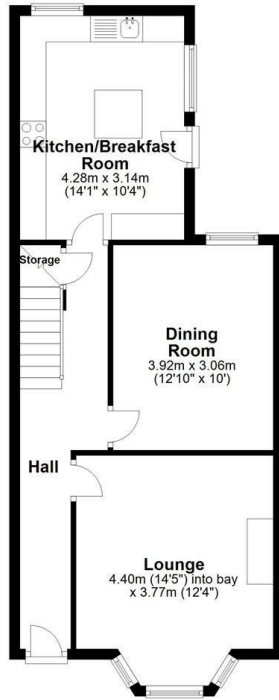


IMPORTANT NOTICE

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.

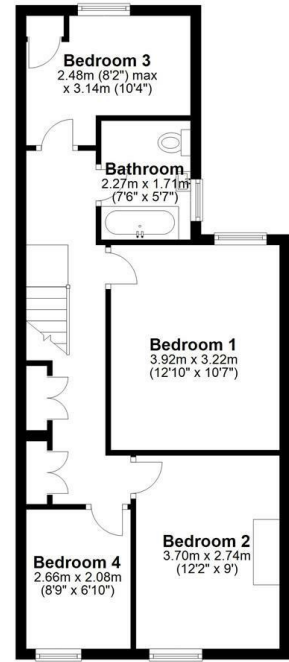
Ground Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 103.6 sq. metres (1115.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070