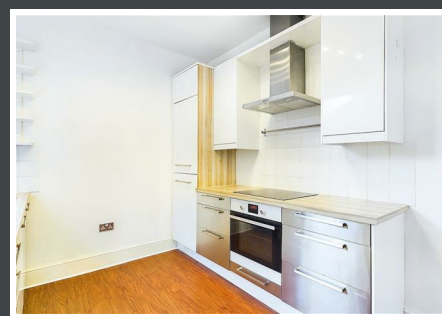
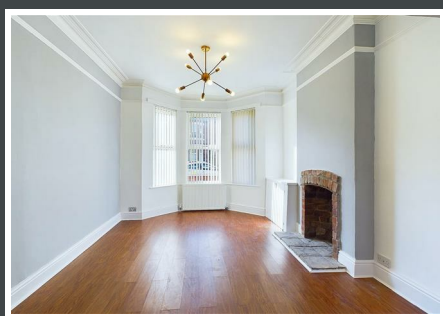




Hood Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Ample Living Space
- Fantastic Location
- Ideal for first-time buyers
- Original Features
- Light and Bright
- Modern Kitchen
- Well Maintained
- Warm and welcoming
- Stunning High Ceilings

INTERIOR

This charming three-bedroom Edwardian terrace seamlessly blends classic elegance with modern comfort. Boasting meticulously maintained original features, this home exudes character and charm. Each room reflects the timeless appeal of the Edwardian era, from the high ceilings to the original fireplaces. The property is in excellent condition, demonstrating a high standard of care and attention. Nestled in a vibrant neighbourhood, it's within close proximity to local amenities, ensuring convenience and ease of living. Ideal for first-time buyers and families, this inviting home offers a perfect blend of historic charm and contemporary living, providing a warm and welcoming environment for all.

GARDEN

To the rear of this property is a well maintained outdoor space to make your own, whether it be a morning coffee or a summer BBQ in the warmer months. There is also additional storage to utilise. On street parking can be found to the front of the property.

SERVICES

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



LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

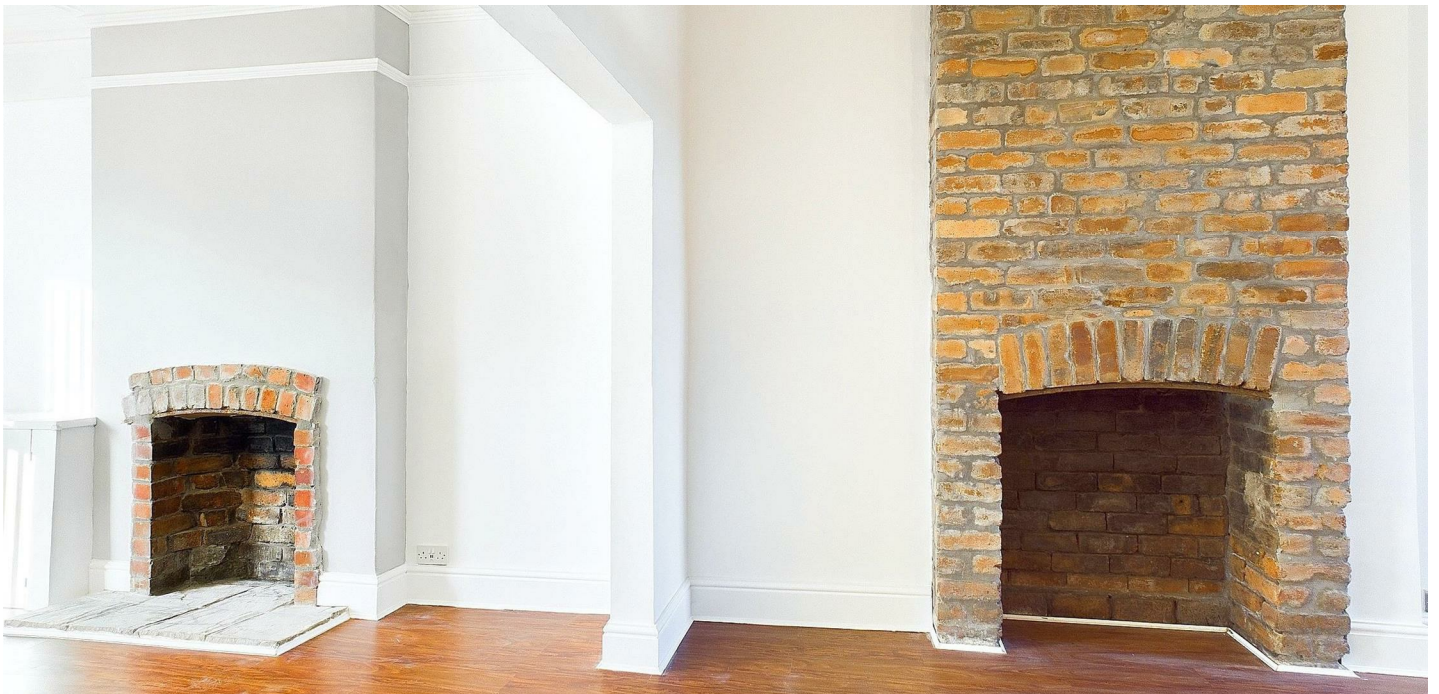
Tenure: Leasehold

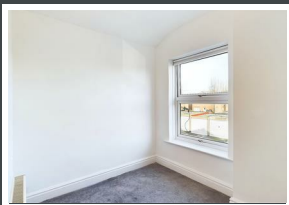
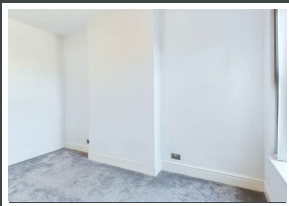
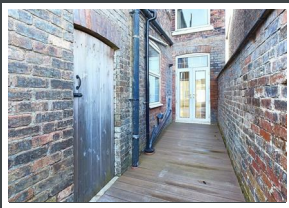
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

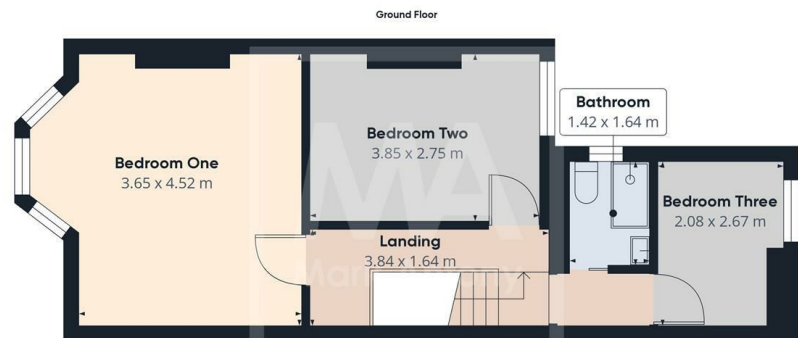
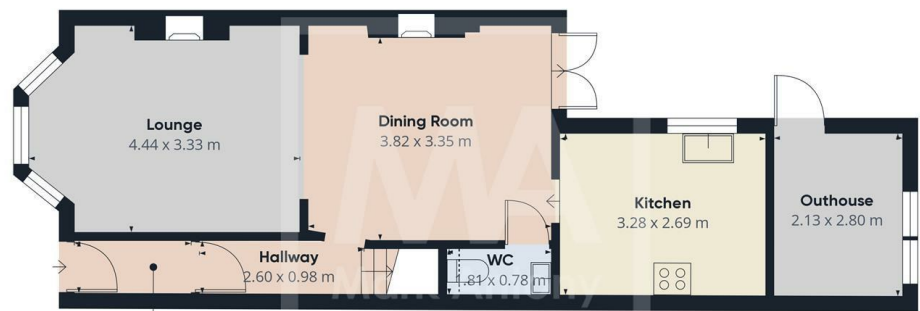
Items may be available under separate negotiation.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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