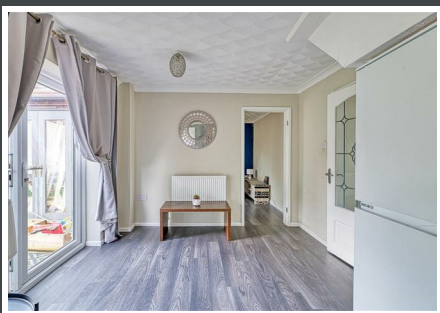




# Hilton Avenue, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- First Time Buyers
- Three Bedrooms
- Three Reception Rooms
- Ample Space Throughout
- Potential to Improve
- Great Sized Garden
- Driveway Parking
- Garage
- Close to Schools
- Transport Links Available

## INTERIOR

Entry into this home is via the hallway, which leads you through to the lounge. The lounge benefits from a beautiful bay window, which floods the room with natural light. Following the natural flow of the house, the kitchen, breakfast room and dining room are all set to the back of the home, where you can transition easily to each of them. This creates the perfect space for family meals and enjoy home comforts with the benefit of a conservatory that is perfect for relaxation after a long day at work. Home to the first floor is three bedrooms as well as a bathroom.

## GARDEN

To the rear of this property, you will find a great sized private rear garden, with great potential. This low maintenance garden has the perfect mixture of lawn and patio and is great for entertaining family and friends. To the front you will find a nicely presented front garden, boarded with mature shrubbery, and also driveway parking and a garage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

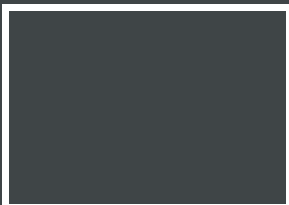
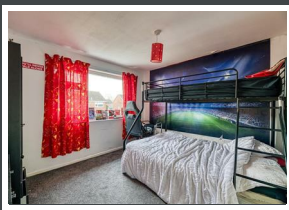
Not included in the asking price.

Items may be available under separate negotiation.







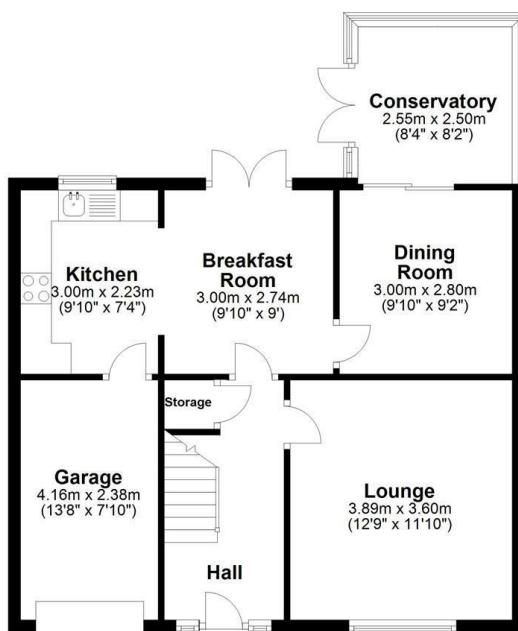


## IMPORTANT NOTICE

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.

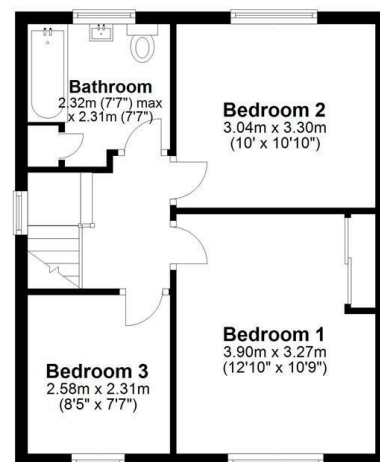
### Ground Floor

Approx. 63.5 sq. metres (684.0 sq. feet)

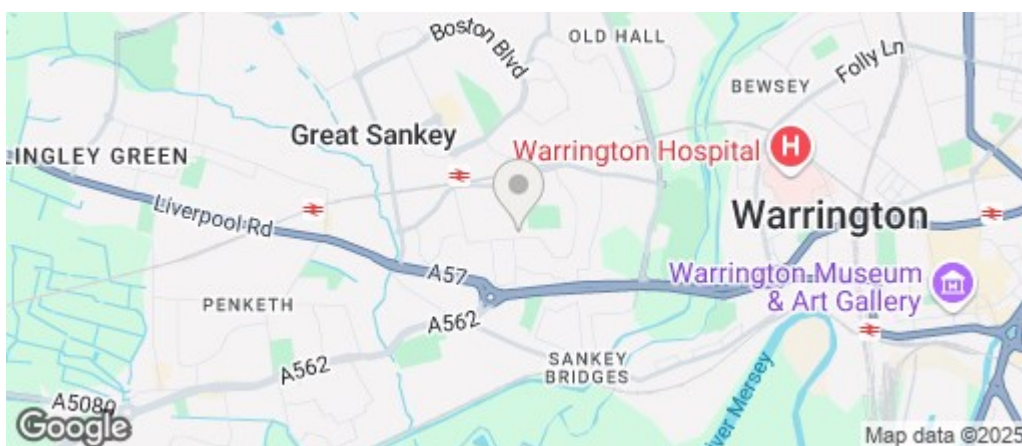


### First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 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>		
(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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