



Hood Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Ample Storage
- Private Rear Yard
- Close To Amenities
- Near To Transport Links
- Sought-After Location
- Double Bedrooms
- Feature Fireplaces
- Close To Schools
- Neutral Decor Throughout

INTERIOR

Now available to view, we proudly present this charming three-bedroom large terrace, a perfect blend of modern living and homely comfort. Nestled in the heart of Great Sankey, this inviting property is ideally located with easy access to local amenities, shops, and schools—making it the perfect place for a family to reside. As you step inside, you're welcomed by a warm and spacious lounge, complete with a beautiful bay window that fills the room with natural light and a statement fireplace that adds a sense of warmth and charm to this space. This home features a large kitchen with a separate dining island, offering ample storage and integrated appliances - this is a suitable place for family dining. As you ascend the staircase, you will find three well-proportioned bedrooms, each thoughtfully designed to create a peaceful retreat and ample space for your design ideas to come to light. A modern family bathroom completes the space, offering all of the necessities for your daily routine.

GARDEN

To the rear of the property you will find a beautifully paved courtyard featuring a stoned walkway and designated seating zone. This garden is ideal for morning coffees, or simply unwinding in the fresh air.

SERVICES

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



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		86
(81-91) B		
(69-80) C	70	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070