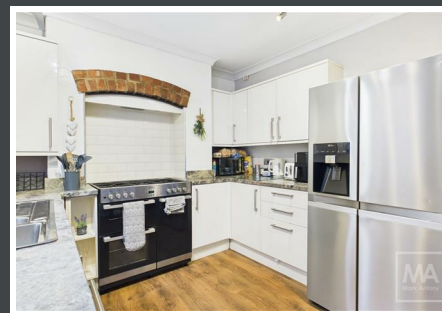
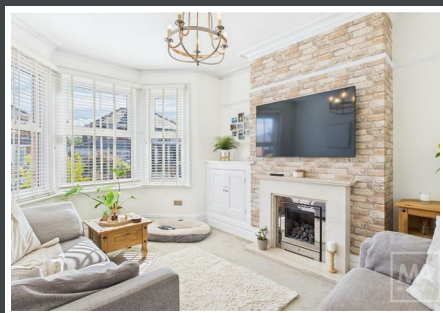




Hood Lane, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Mid-Terrace Property
- Two Reception Rooms
- Modern Kitchen
- Close To Amenities
- Sought After Location
- Three Bedrooms
- High Ceilings
- Close To Schools
- Garden
- First-Time Buyers

DESCRIPTION

Now available to view, we proudly present this stylish three-bedroom mid-terrace home offers modern living with tasteful décor throughout. Upon entry, you're welcomed by a bright, spacious lounge featuring contemporary décor, a beautiful bay window and a feature fireplace adding to the warmth and charm this home has to offer! The open-plan kitchen/diner boasts sleek high-gloss units, integrated appliances, and generous space for both everyday living and entertaining. A stylish breakfast bar offers a casual dining option, while the separate dining area provides the perfect setting for family meals and social gatherings. Upstairs you will find, three great sized bedrooms each offering a restful retreat for family or guests. A three-piece family bathroom concludes the first floor, finished with modern tiling and all necessities for your daily routine in mind.

GARDEN

This property benefits from a low-maintenance rear garden with a mixture of lawn, decking and patio, creating a lovely outdoor space for the family to enjoy. To the front, there is a walled yard with a gate for privacy and ample on-street parking.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)



LOCATION

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

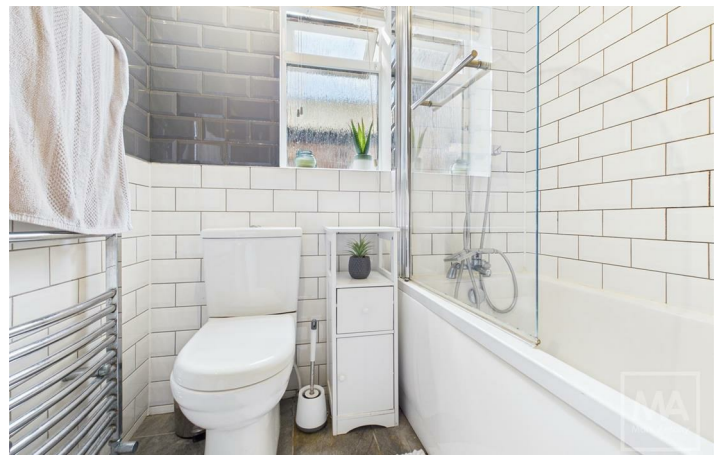
Tenure: Leasehold

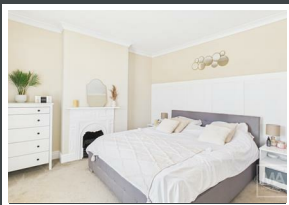
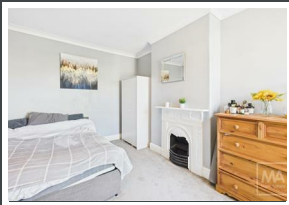
(Property tenure to be confirmed by solicitors)

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.



Ground Floor



Floor 1

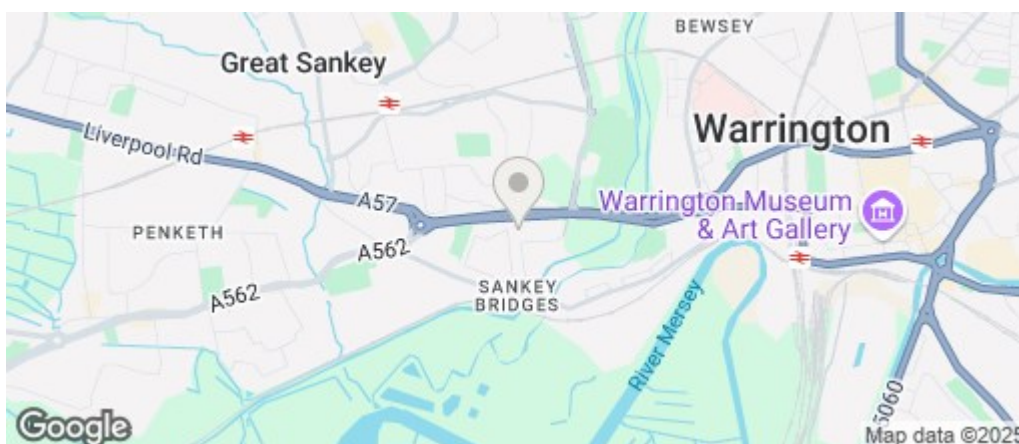


Approximate total area⁽¹⁾
930.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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