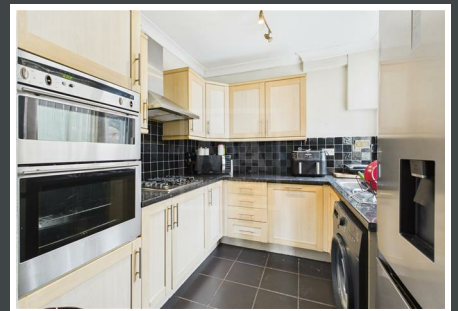




# Old Liverpool Road, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Investment Property
- Attractive Opportunity
- Tenant in Situ
- Mid - Terrace
- Double Bedrooms
- Great Rental Yield
- Amazing Opportunity
- Close to the Town Centre
- Excellent Transportation
- Front and Rear Yard Links

## DESCRIPTION

Access to the property begins through a welcoming hallway, leading into a bright and spacious open-plan living and dining area. Natural light floods the space through a front-facing window and rear patio doors, creating an ideal setting for relaxing or entertaining. The layout flows seamlessly into a well-equipped kitchen featuring integrated appliances and a freestanding fridge freezer. Additional storage is available in the handy under-stairs cupboard.

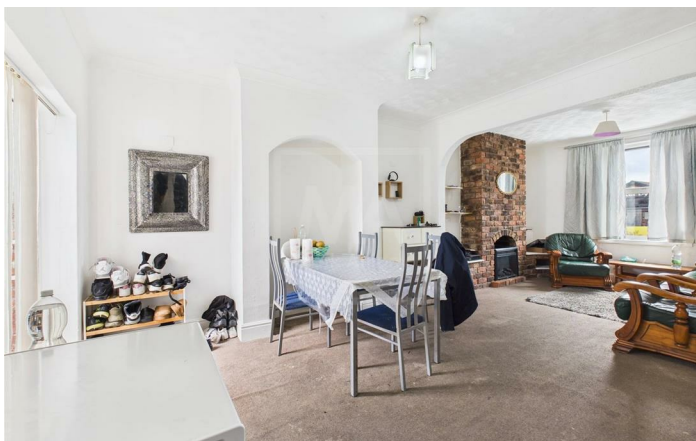
Upstairs, the home offers a generous four-piece family bathroom, providing both comfort and practicality. The second bedroom is a well-proportioned double, while the main bedroom, located at the front of the property, is also a double and benefits from fitted wardrobes, offering ample storage. This thoughtfully designed home combines functionality with comfort, making it an attractive option for tenants and a solid investment opportunity.

## GARDEN

To the rear, a small yard offers space for a bistro table, with direct access to the garage—ideal for extra storage or secure parking, featuring a garage door opening onto the back road for easy vehicle access.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1330Mb (Via Virgin)



## 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:** A

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

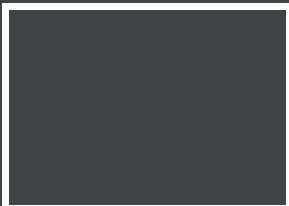
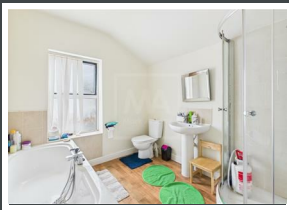
Not included in the asking price.

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.



Approximate total area<sup>(1)</sup>  
1051 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
		83
	69	

## 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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