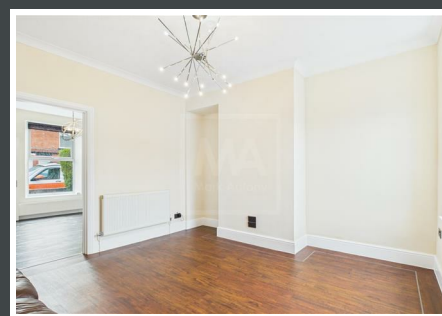
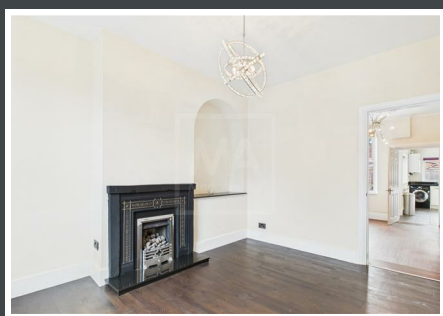




# Wellfield Street, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Two Bedrooms
- Close To Amenities
- Two Reception Rooms
- Recently Decorated
- Close To Schools
- Desirable Location
- Spacious Interior
- No Onward Chain
- Integrated Appliances
- Ready To Move Into

## INTERIOR

Nestled in the sought-after area of Great Sankey, this delightful two-bedroom terraced property is ideal for first-time buyers or investors. The home offers a welcoming living room with a feature fireplace, a separate dining room and a modern kitchen with ample storage and integrated appliances. The kitchen offers views of the rear courtyard perfect for supervising children/pets play! As you ascend the staircase, you will find two bedrooms and a stylish family bathroom offering both bath and shower. The modern bathroom provides all of the necessities for your morning routine. Located in a quiet residential street, it's within walking distance of local schools, shops, and excellent transport links, including Sankey for Penketh railway station and easy access to the M62. This well-maintained home combines comfort, convenience, and charm – an ideal step onto the property ladder or a smart addition to a rental portfolio. Early viewing recommended!

## GARDEN

To the rear of the property lies a private courtyard, providing a secure and enclosed space where children and pets can play safely. It also serves as a peaceful suntrap—perfect for enjoying your morning coffee.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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:** A

**Tenure:** Leasehold

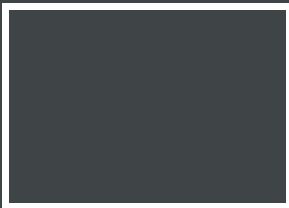
(Property tenure to be confirmed by solicitors)

### **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.



**Mark Antony**  
SALES & LETTING AGENTS



Ground Floor



Floor 1



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

(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) <b>A</b>                          | <b>66</b> | <b>83</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>                            | <b>66</b> | <b>83</b>               |
| (1-20) <b>G</b>                             |           |                         |
| 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

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070