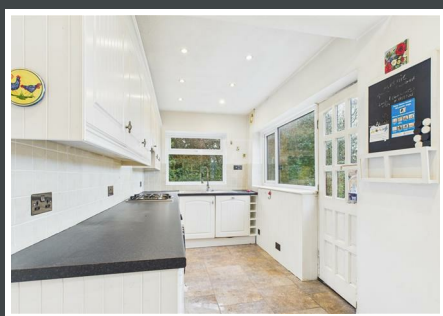




Hood Lane North, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Expansive Plot
- No Onward Chain
- Spacious Driveway
- Close To Amenities
- Close To Schools
- Three Bedrooms
- Garage
- Renovation Potential
- Large Rear Garden
- Two Reception Rooms

INTERIOR

Available for sale with no onward chain, we are delighted to present this impressive three-bedroom semi-detached home, beautifully positioned boasting privacy and a generous outdoor space. The ground floor features three versatile reception rooms, each offering a blank canvas ready for your personal touch—perfect for stylish living areas, a home office, or a cosy family retreat. With its flexible layout and inviting atmosphere, this home provides the ideal foundation for creating a space tailored to your taste and lifestyle. To the rear of the property you will find a galley kitchen with integrated appliances and charming views of the rear garden great for child supervision. As you ascend the staircase to the first floor, you will find three bedrooms. Bedrooms One and Two offer built in wardrobes perfect for space utilization whilst bedroom three provides the perfect home office or nursery retreat.

GARDENS

This delightful rear garden offers an expansive lawn surrounded by mature shrubbery, greenery, and thoughtfully arranged planting borders. A paved patio provides the perfect spot for outdoor seating, while the generous plot creates a peaceful, private setting. With its charming landscaping and excellent size, the space is ideal for families, gardeners, or anyone looking to enjoy or enhance a spacious outdoor retreat. Parking can be found to the front of the home via the driveway

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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: B

Tenure: Leasehold

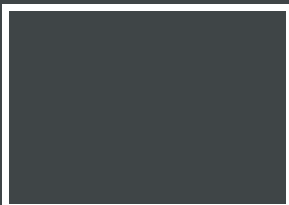
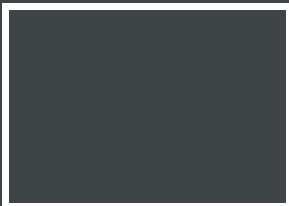
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

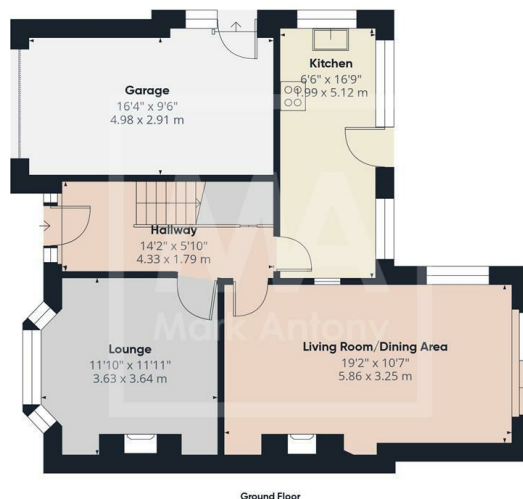
Items may be available under separate negotiation.





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.



Approximate total area⁽¹⁾
1046 ft²
97.4 m²

(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	61	73
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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