



Hood Lane North, Great Sankey, Warrington

£395,000

Adams
Your local property experts

Hood Lane North, Great Sankey, Warrington

*****NO CHAIN DELAY*****

A rare opportunity to acquire a substantial, double fronted detached bungalow located on Hood Lane North, Great Sankey. This property is set well back from the road, occupies a particularly generous size plot and benefits from a lovely open aspect to the rear.

The flexible, well presented accommodation briefly includes; entrance porch & hall, lounge, kitchen with integrated appliances, utility, three ground floor double bedrooms (one of which is currently used as a dining room), bathroom, first floor landing area, additional bedroom and separate shower room.

Outside there is gated driveway parking for multiple vehicles, an electric vehicle charging point, detached double garage, an impressive 19ft x 9ft professionally built garden room and a timber storage shed. The large rear garden is not directly overlooked and offers excellent scope for extension if desired (subject to the necessary consents being obtained).





Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

Tenure: Freehold

Local Authority: Warrington Borough Council

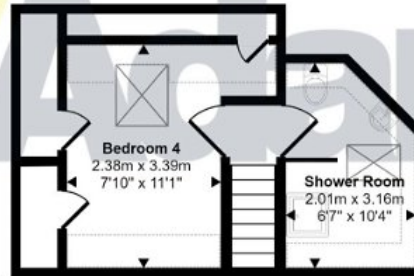
Council Tax Band: D

EPC Rating: TBC





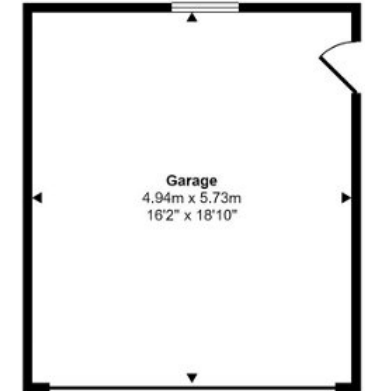
Approx Gross Internal Area
150 sq m / 1615 sq ft



First Floor
Approx 22 sq m / 234 sq ft



Storage Room
Approx 16 sq m / 175 sq ft



Garage
Approx 28 sq m / 305 sq ft

Ground Floor
Approx 84 sq m / 901 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk