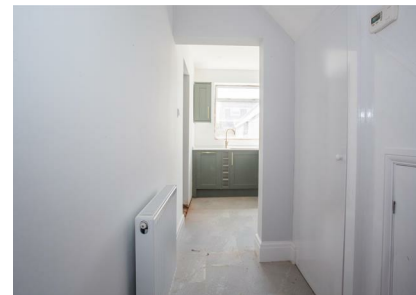


**Hood Lane North, Great Sankey, Warrington, WA5 1EU**  
**Offers In The Region Of £285,000**  
**Council Tax Band: B**



Nestled in the heart of Great Sankey, this recently renovated house on Hood Lane North presents an exceptional opportunity for families seeking a modern and comfortable living space. The property has been thoughtfully updated throughout, featuring new flooring, windows, and doors that enhance both its aesthetic appeal and energy efficiency. Currently undergoing further improvements which are expected to be completed by September 2025, the property boasts a complete rewire, replacement roof and insulation, plus a completely upgraded heating system - new boiler, radiators and plumbing. All upgrades were added this year (2025).

The spacious layout allows for versatile living arrangements, ensuring that every member of the family can enjoy their own space.

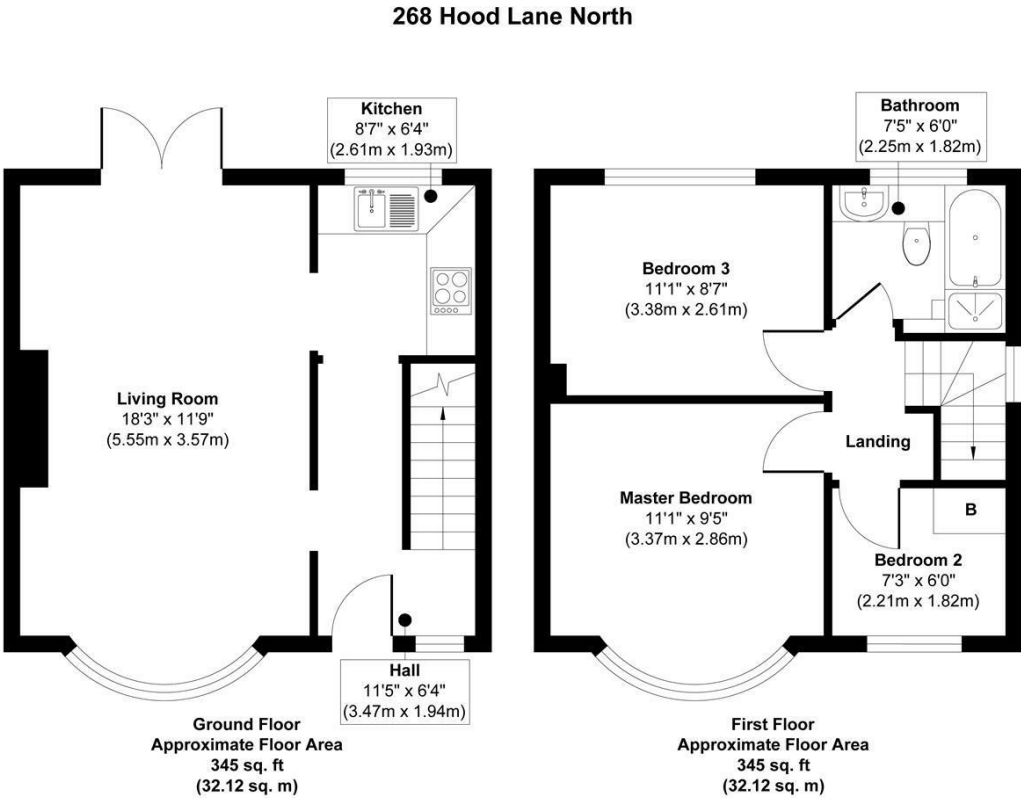
One of the standout features of this home is the large front and rear gardens, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. The gardens offer a blank canvas for your personal touch, whether you envision a tranquil retreat or a vibrant family space.

This fantastic family home is ideally located, offering easy access to local amenities, schools, and with close proximity to Warrington West commuting to Warrington Centre, Liverpool or Manchester is a breeze.

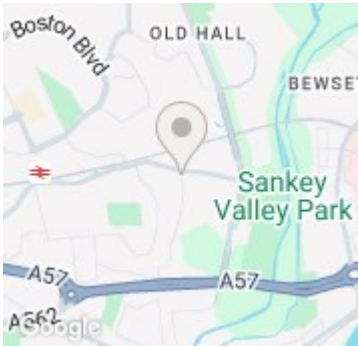
Don't miss the chance to make this lovely house your new home.



The Hive Sankey Street, Warrington, WA1  
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Approx. Gross Internal Floor Area 690 sq. ft / 64.24 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	