



Lingley Road, Great Sankey

Large Plot • Renovation Project • Potential To Extend • Large Garden • Driveway Parking • Two Bedrooms • Close To Local Amenities • Desirable Location • Investment Opportunity • Detached



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this detached bungalow, you are welcomed by a hallway that leads you through the home and hints at its full potential. The first room is a bright and inviting living room, benefitting from plenty of natural light. Opposite sits one of the conveniently positioned bedrooms. Continuing through the property, you will find a second bedroom and the family bathroom. The accommodation is completed by an additional reception room and a light-filled kitchen, complemented by a practical utility area.

The property is currently configured as a two-bedroom home; however, with two reception rooms, it offers the potential to be adapted into a three-bedroom property, with one reception room leading into the kitchen.



EXTERNAL

The property sits on a generous plot, offering an exciting opportunity to extend or re-imagine the space to suit your needs. A substantial front garden and a driveway with ample room for further development enhance this delightful home, while the spacious rear garden wraps around both sides, providing excellent outdoor space. This property presents a fantastic opportunity for investors or buyers looking to create a home tailored to their own vision.

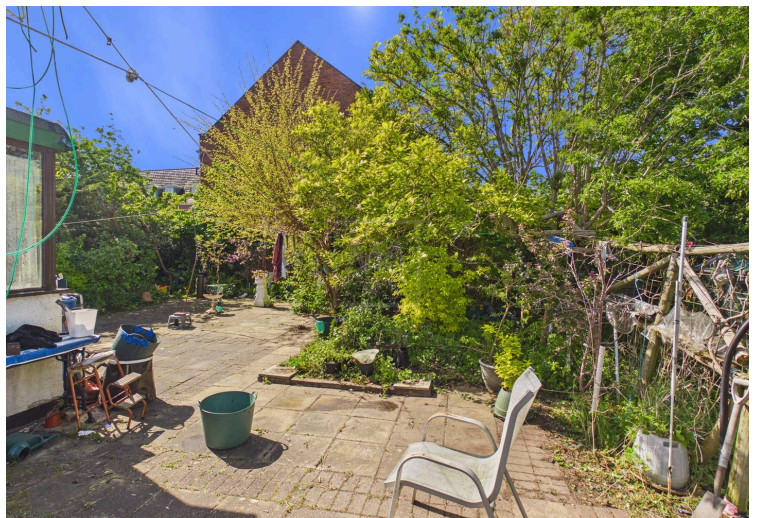


LOCATION:

Located in the heart of Lingley Green, a sought-after area, the property benefits from close proximity to public transport links and major motorways. The area offers a range of nearby shops, as well as a convenience store within walking distance. For those with an active lifestyle, there is an excellent community leisure centre nearby, featuring a gym, swimming pool, steam room, sauna, sports pitches, and a library.

GENERAL INFORMATION:

- › Council Tax band: TBD
- › Tenure: Freehold
- › EPC Energy Efficiency Rating:





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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