



Hood Lane North, Great Sankey Warrington Cheshire

Semi Detached Family Home • Integral Garage • Long Spacious Driveway • Three Reception Rooms • Modern Kitchen with a Separate Utility Space • Modern Family Bathroom • Close To Amenities • Freehold Title • Close To Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Situated in the sought-after location of Great Sankey, this impressive three-bedroom semi-detached home offers a modern, move-in-ready feel throughout. Beautifully presented and thoughtfully maintained, the property combines stylish contemporary living with generous proportions, making it an ideal choice for families, couples or those looking to settle into a welcoming home. The spacious accommodation provides a bright and inviting atmosphere, with well-proportioned rooms offering plenty of flexibility for everyday living and entertaining. The lounge is situated to the front of the home and is bathed in an abundance of natural light, creating a bright and airy ambience that is perfect for relaxing with family and friends. A stunning log-burning fire provides a charming focal point to the room, adding warmth, character and a cosy atmosphere—ideal for unwinding on those chilly winter evenings. Adjacent to the lounge is the dining room, boasting a beautiful bay window and charming views over the garden.



This inviting room provides an ideal setting for family meals and entertaining guests, combining comfort with a lovely outlook. The spacious kitchen is both practical and well presented, offering generous worktop space and room for freestanding appliances. Double doors open directly onto the garden, creating a bright and sociable space that works beautifully for everyday family life and entertaining. The ground floor concludes with a separate utility and handy wc. Upstairs, three well-sized bedrooms offer excellent versatility, complemented by a modern family bathroom.

GARDEN:

The rear garden offers a low-maintenance outdoor space, featuring a paved patio complemented by a small area of greenery. There is enough room for a garden table and chairs, creating a pleasant spot for enjoying morning coffee, alfresco dining or relaxing outdoors during the warmer months.

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.

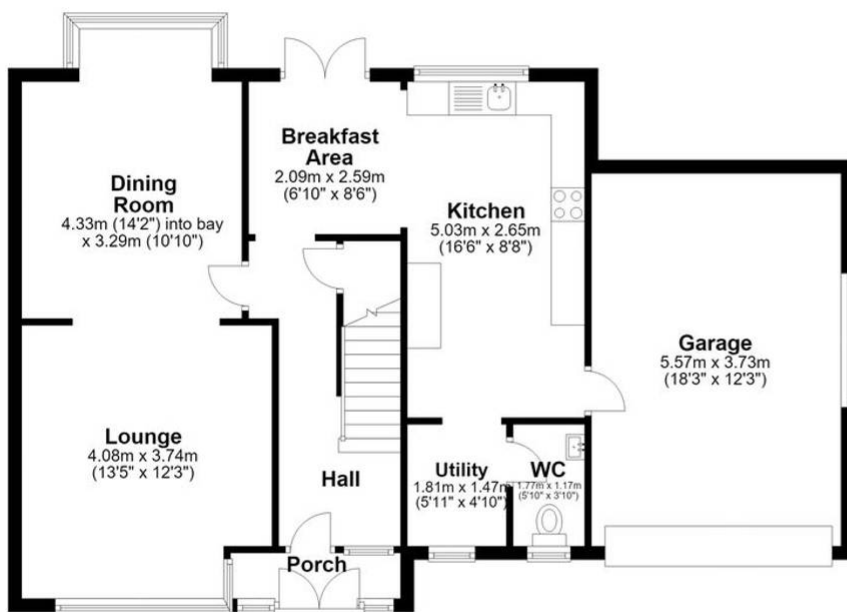
GENERAL INFORMATION:

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



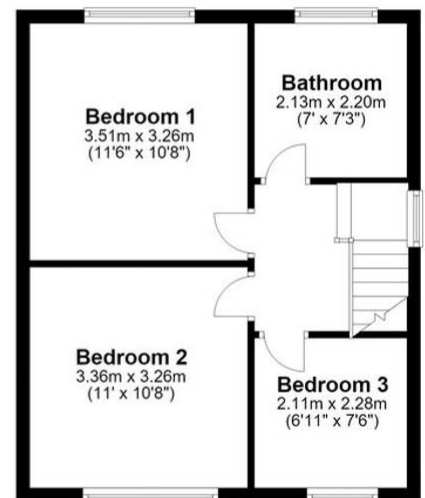
Ground Floor

Approx. 85.2 sq. metres (916.6 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 123.8 sq. metres (1332.4 sq. feet)

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.