



Manhattan Gardens, Boston Boulevard, Great Sankey Warrington, Cheshire

Convenient Area • Close to Local Amenities • Close To Transport Links • Two Bedroom Apartment • Allocated Parking • Visitor Parking



Mark Antony
SALES & LETTING AGENTS



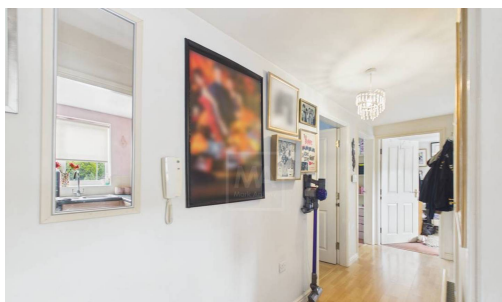
INTERIOR

This two bedroom apartment offers no onward chain, allocated parking and excellent transport links & amenities. It is ideal for first time buyers or investors. The property has a practical, well-appointed kitchen that flows seamlessly into a spacious and inviting lounge. The main bedroom is generously sized, while the second bedroom provides excellent storage options. The bathroom is also notably spacious, adding to the home's overall comfort and functionality.



EXTERIOR

Residents will appreciate the allocated parking space for added convenience, as well as additional visitor parking for guests. The property boasts excellent transport links nearby, making commuting to the city centre or surrounding areas straightforward and hassle-free.



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C





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Approximate total area⁽¹⁾
523 ft²

(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.

GIRAFFE360

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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