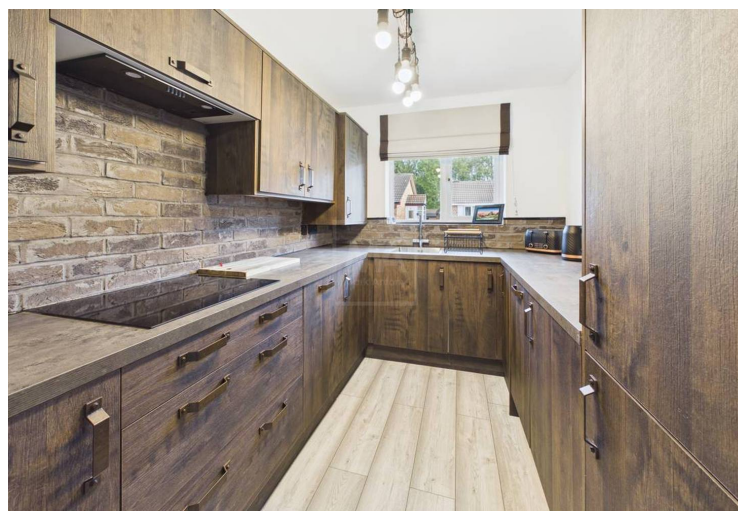
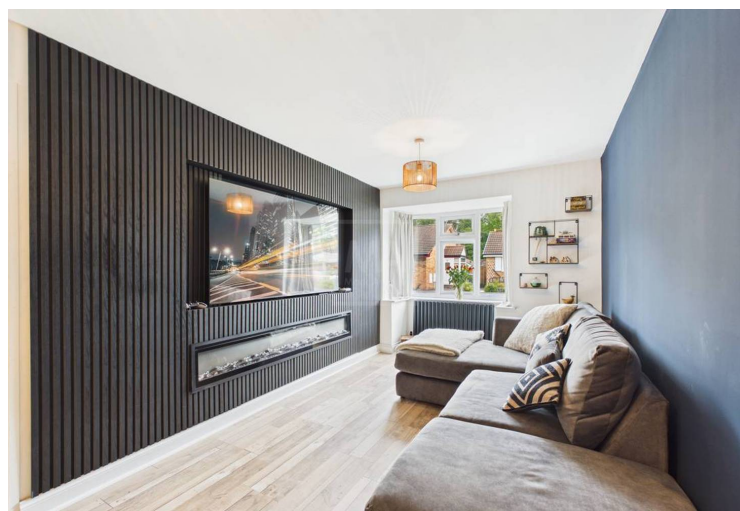




Waterways, Great Sankey Warrington, Cheshire

No Onward Chain • Freehold Title • Garage • Newly Renovated Throughout • Move In Ready Feel • Spacious and Light Filled Interiors • Close To Amenities • Perfect For One Level Living • Sought-After Location • Driveway Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully renovated two-bedroom bungalow offers modern, stylish living throughout and is ready to move straight into without upgrades required! Bright, airy and thoughtfully designed, the property combines contemporary finishes with a warm and welcoming feel.

Entry is granted via the welcoming hallway providing access to all areas of this wonderful home. The living spaces are positioned to the front of the home, featuring a lounge and kitchen. The lounge is bathed in an array of natural light that seamlessly flows through the charming bay window, enhanced by modern panelling, a media-style wall and an electric fire. This room radiates a warm and welcoming ambience throughout, creating the perfect space for relaxing evenings and entertaining guests. The stylish décor complements the bright and airy feel, while the feature fireplace adds a cosy focal point, making this an inviting and comfortable room to enjoy throughout the day. The kitchen is a true heart of the home, benefiting from sleek appliances,

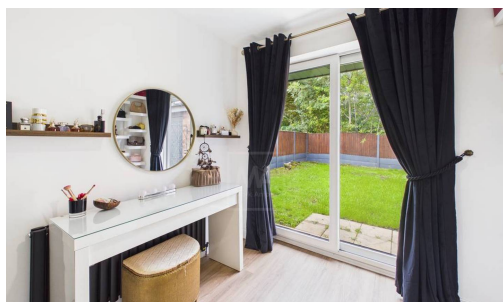
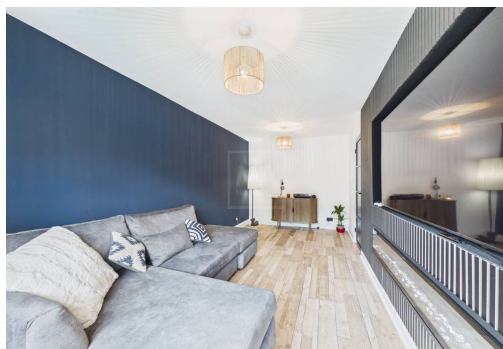


contemporary units and ample worktop space, creating a stylish and practical environment perfect for everyday cooking and entertaining.

This home boasts two great sized bedrooms, Bedroom One is the master suite and features panelling for a modern touch with ample room for your furniture desires! Both bedrooms having a peaceful outlook onto the rear garden. The property concludes with a modern shower room.

GARDEN:

To the rear of the property, you will find a spacious lawn with a private outlook over surrounding trees and greenery. This garden is the perfect size to enjoy without requiring excessive maintenance.

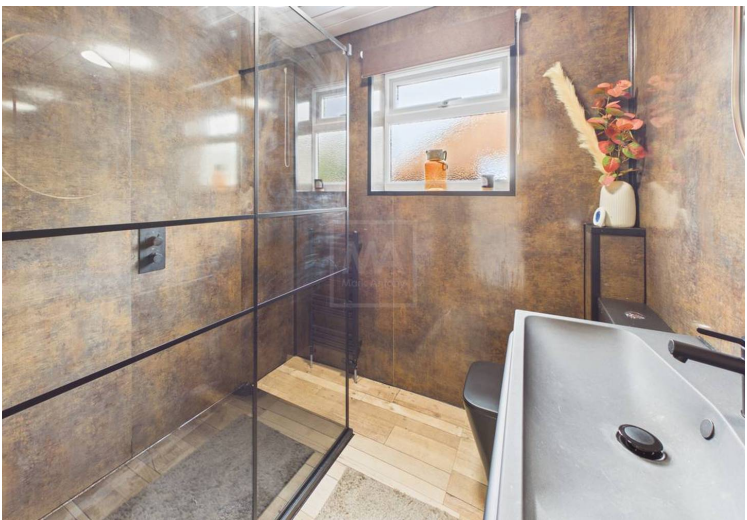
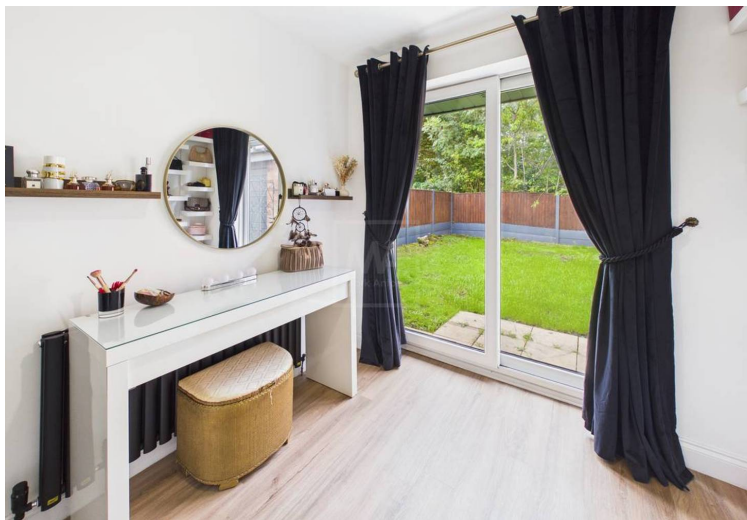


LOCATION:

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: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D
- › EPC Environmental Impact Rating: D

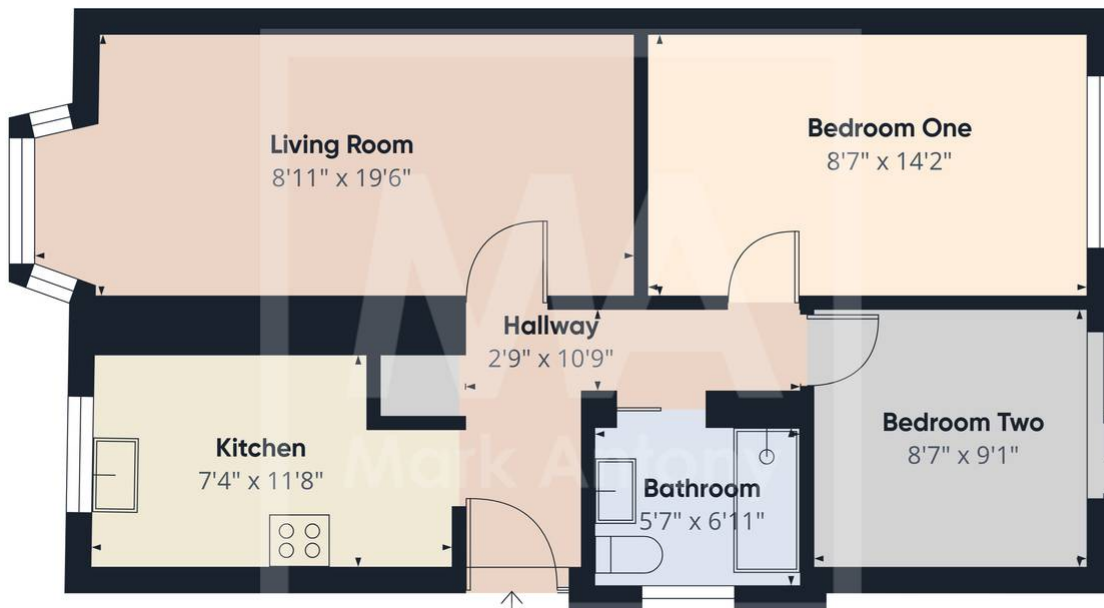




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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
712 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.



Warrington's Highest Rated Agent

