



Liverpool Road, Great Sankey

Two Double Bedrooms • Driveway Parking • Close To Amenities • Great Transportation Links • Low Maintenance Garden • Two Reception Rooms • Bay Fronted Exterior • Sought-After Location • Freehold Title • Private Rear Garden

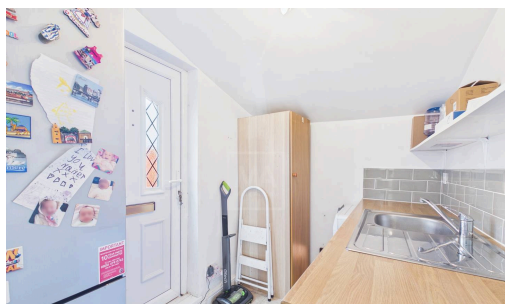


Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This attractive two-bedroom bungalow in the sought-after area of Great Sankey offers a perfect blend of comfort and convenience. The property features two generously sized double bedrooms, ideal for those looking to downsize without compromising on space. Entry to the property is granted via the hallway providing access to all areas of this home. The bungalow boasts two reception rooms positioned on either side of the hallway: a lounge and a dining room. The lounge provides a cosy yet spacious setting, ideal for relaxing or entertaining guests, while the dining room offers the perfect space for family meals. These reception rooms are further enhanced by charming bay windows, which not only increase the sense of space and natural light but also add character and contribute to the property's attractive frontage. The kitchen spans the full length of the property, creating a spacious and highly functional area ideal for everyday living. It offers generous worktop space and ample storage with the added convenience of integrated appliances.



A separate utility area provides additional space for laundry and household tasks, keeping the main kitchen organised and clutter-free. Enjoying views over the rear garden, the room is bright, practical, and perfectly suited to modern lifestyles. The bungalow is completed by two double bedrooms, along with a separate WC and a well-appointed bathroom. Do not miss out on making this wonderful property your next home!

GARDEN:

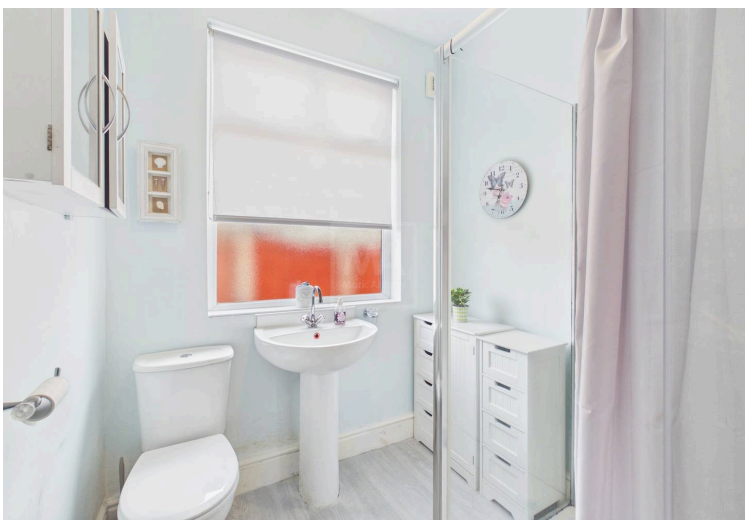
The rear garden is designed for low maintenance, laid mainly with decorative stone for ease of upkeep. It enjoys a private outlook, creating a peaceful and secluded setting. A patio area provides the perfect spot for outdoor seating, ideal for relaxing or entertaining in a simple yet practical space.

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: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





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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

