



Morton Close, Old Hall Warrington

Two Bedrooms • First Time Buyers • Modern Interior • Gorgeous Garden • Driveway Parking • Move In Ready •
Close to Local Schools • Freehold being Purchased • Close to Local Amenities • Light and Airy



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside this lovely home and enjoy a warm, welcoming lounge that flows effortlessly into a modern kitchen and dining area, creating an ideal space for everyday living and relaxed entertaining. The ground floor also benefits from a separate utility room, adding practicality and keeping the main living areas beautifully organised. Large doors open out to a charming garden, perfect for unwinding or hosting friends on sunny days.

Upstairs, you'll find two well-proportioned bedrooms and a stylish bathroom, offering comfort and convenience in equal measure. Thoughtfully designed and well maintained, this home is perfectly suited to first-time buyers looking for a comfortable start. With local amenities just a short distance away, everything you need is within easy reach, making this a fantastic opportunity to settle into a friendly and well-connected community.



GARDEN

Leading directly from the kitchen, the garden offers a peaceful outdoor retreat, mainly laid to lawn for easy maintenance and year-round enjoyment. A welcoming patio area provides the perfect spot for dining or relaxing in the sunshine, while raised beds to the side add character and space for planting. This thoughtfully arranged garden creates a charming extension of the home, ideal for quiet evenings or entertaining friends.

Please note the property is Leasehold, but the vendors are in the process of purchasing the Freehold. This will be Freehold upon completion

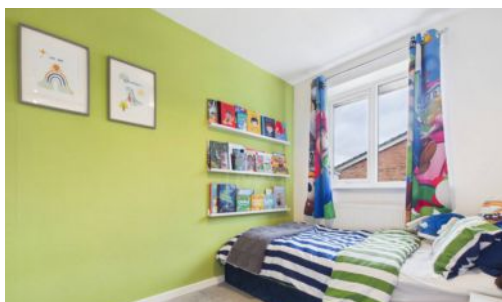


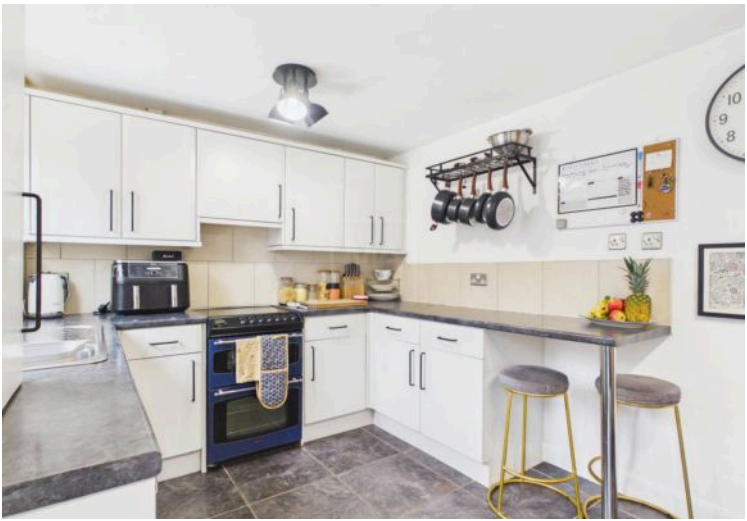
LOCATION

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: Leasehold (Freehold in the process of being purchased)
- › 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.



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