



Old Liverpool Road Warrington

Mid-Terrace • No Chain Property • Investment Property • Double Bedrooms • Attractive Opportunity • Front and Rear Yard • Spacious Home • Close to the Town Centre • Excellent Transportation Links • Close to Local Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This spacious home presents an excellent opportunity for investors and first-time buyers alike, offering generous living space and a practical layout. Accessed via a welcoming entrance hallway, the property opens into a bright open-plan living and dining area, with double doors providing the option to create a separate, cosy lounge. A large front bay window fills the space with natural light, creating a warm and inviting atmosphere.

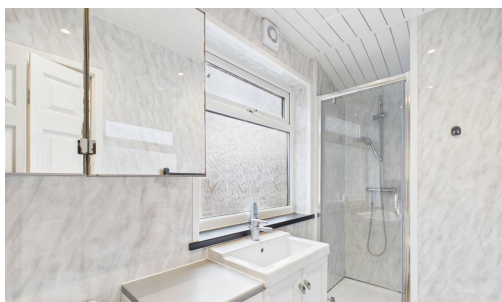
The layout flows into a spacious kitchen with ample storage, generous worktop space, and room for a small breakfast table. A useful under-stairs cupboard provides additional storage.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom is positioned at the front of the property and benefits from two large windows, creating a bright and airy feel. The remaining bedrooms offer plenty of space for furniture, while the modern bathroom is fitted with a stylish walk-in shower.



GARDEN

The property offers a small yard to the front, with an additional outdoor space at the rear. The rear yard is ideal for placing a table and chairs, creating a lovely spot to relax or entertain friends and family during the summer months.



LOCATION

Sankey Bridges is located between Warrington Town Centre and Penketh. The area is surrounded by Sankey Valley Park, home to plenty of walking and cycling routes. The area boasts a range of great facilities, including a David Lloyd Health Club, an indoor skate park and a youth centre. There's also a range of shops, food outlets and pubs within easy reach and the area benefits from being in close proximity to some of Warrington's most highly regarded schools. Sankey Bridges is serviced by excellent public transport connections and is a short drive away from the M62.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D
- ›





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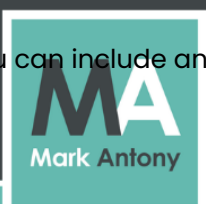
VIEWING ARRANGEMENTS

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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