



Digitally Altered



Lancaster Street, Warrington

Leasehold

Investment Opportunity • First Time Buyers • No Chain • Modernised Kitchen • Integrated Fridge & Washing Machine • Close to Local Amenities • Transport Links • Seperate Dining Area • Two Bathrooms



Mark Antony

SALES & LETTING AGENTS



INTERIOR

This well-presented two-bedroom terraced house offers an excellent opportunity for first-time buyers and investors alike, benefiting from a spacious interior and the added advantage of no onward chain. The property has been thoughtfully updated throughout, including a contemporary kitchen fitted with an integrated fridge and washing machine, creating a sleek and practical space. A separate dining area provides an ideal setting for entertaining guests or enjoying family meals, offering a defined space away from the main living lounge.

The main bedroom is generously proportioned, providing comfortable accommodation with ample room for storage and relaxation. The second bedroom also provides a convenient space for either a second bedroom or office space. A particularly attractive feature of this home is the presence of two bathrooms, a rare benefit for a property of this style, enhancing convenience for both residents and visitors.

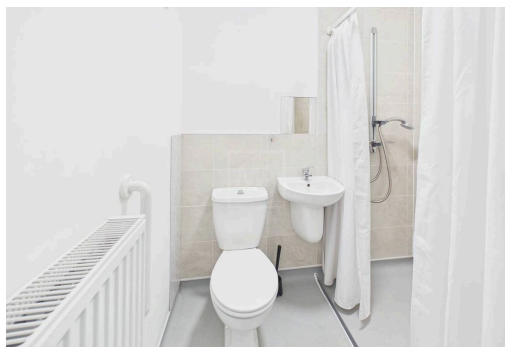


GARDEN

The property benefits from a private rear courtyard, providing a low-maintenance outdoor space.

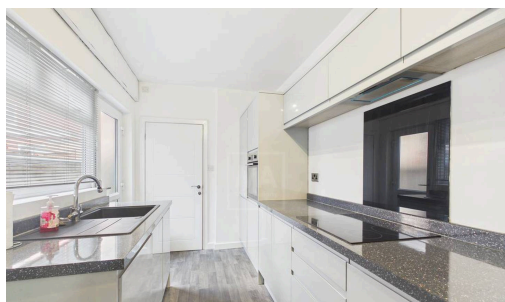
LOCATION

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.



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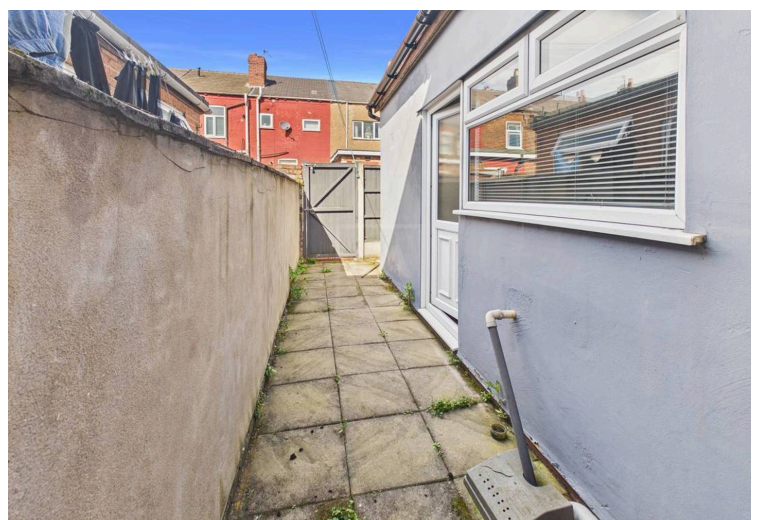
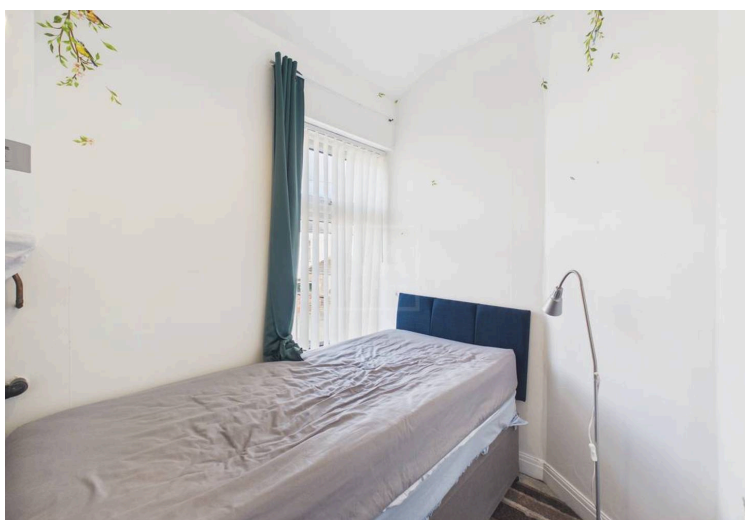
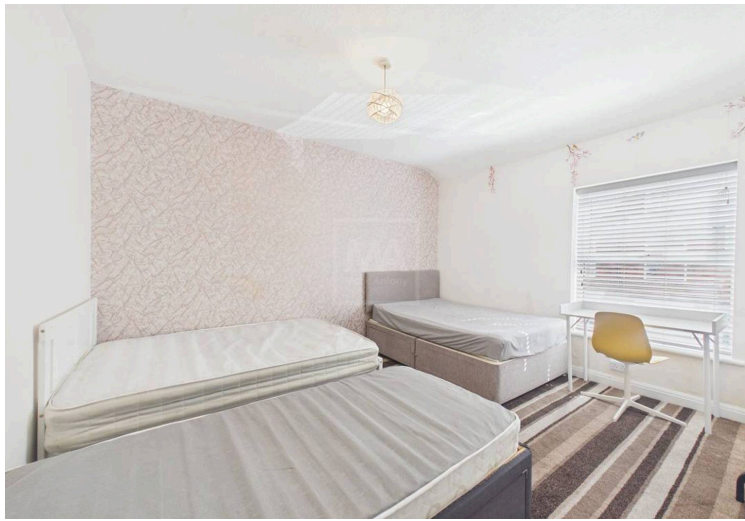


GENERAL INFORMATION

Council Tax band: A

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.



Warrington's Highest Rated Agent

