



Detroit Close, Great Sankey Warrington

Discount To Market Scheme • First Time Buyers Only • One Bedroom • No Onward Chain • Open Plan Living
• Juliette Balcony • Well Maintained • Patio Area • Driveway Parking • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



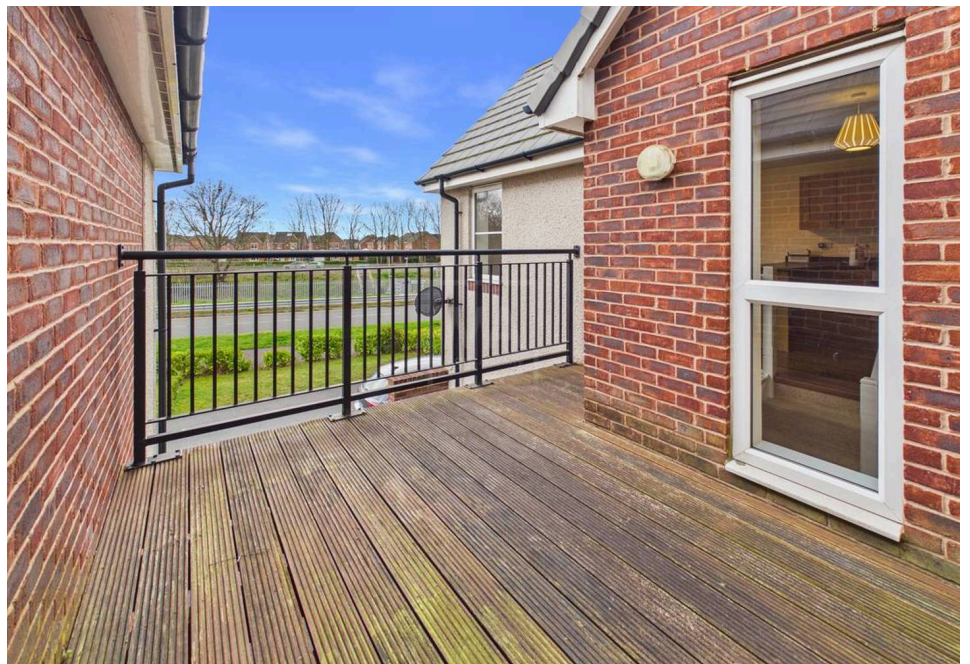
INTERIOR

As you step into this well maintained property, a welcoming hallway offers immediate access to a generous bedroom and a well-appointed bathroom featuring the luxury of a bath with an over head shower.

Moving up the stairs, you'll discover the heart of the home, featuring a bright and airy open plan living area that seamlessly incorporates the kitchen and lounge, creating an inviting environment for both relaxing and entertaining.

The living space opens onto a charming Juliette balcony, allowing natural light to flood the interior and enhancing the sense of openness throughout.

The property is offered under a Discount to Market scheme designed to help buyers get onto the property ladder, making the home both affordable and highly desirable.



EXTERIOR

Additional benefits include a private patio area, ideal for enjoying a morning coffee or al fresco dining, and the convenience of driveway parking for one vehicle.

The property is ideally situated close to a range of local amenities, including shops, schools and public transport links, ensuring every-day essentials are within easy reach and making this an ideal location for those seeking both comfort and convenience.

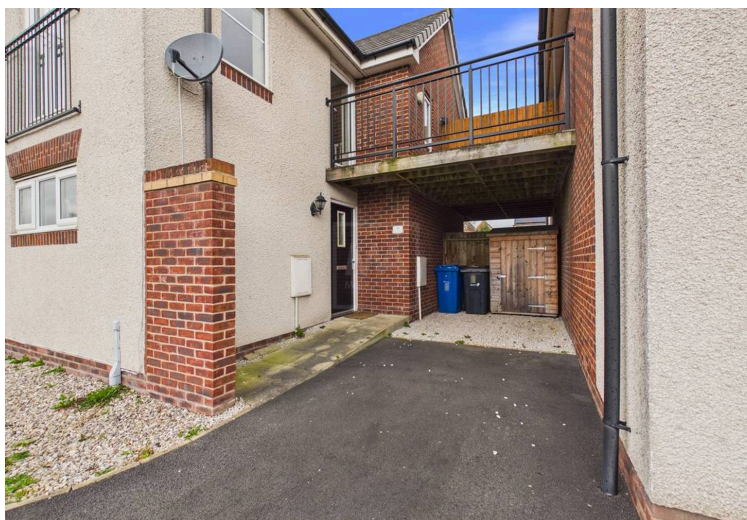
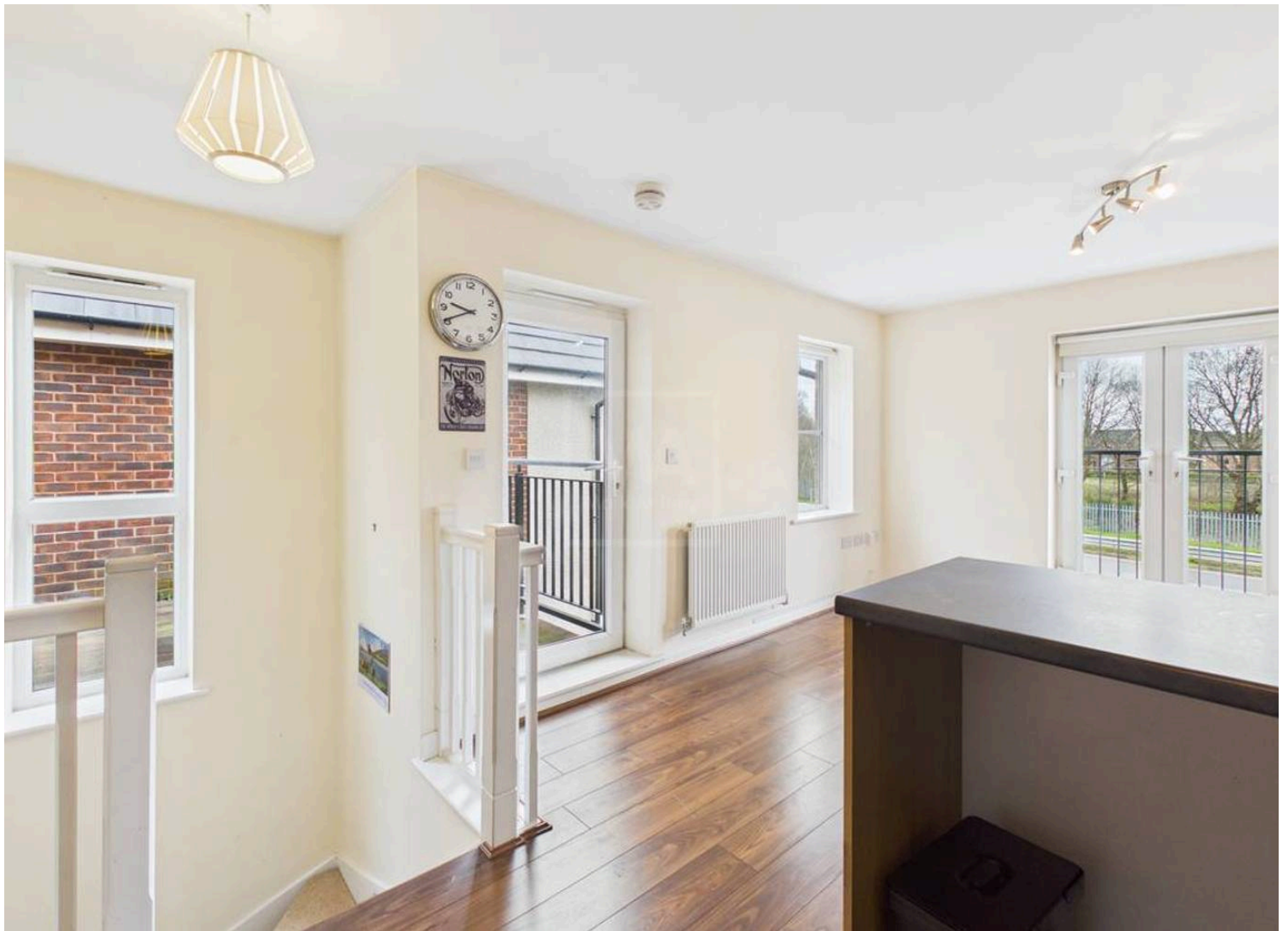


LOCATION

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
- › EPC Energy Efficiency Rating: C





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Ground Floor



Floor 1



Approximate total area⁽¹⁾
429 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.



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