



Old Liverpool Road Warrington, Cheshire

Mid - Terrace • Investment Property • Double Bedrooms • Attractive Opportunity • Front and Rear Yard • Spacious Home • Great Rental Yield • Close to the Town Centre • Excellent Transportation Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Access to the property is via a welcoming entrance hallway that leads into a bright, open-plan living area. Double doors connect the lounge and dining space, providing flexibility to create a cosy, enclosed front room in the evenings if desired. Natural light pours through the large front window, enhancing the warm and inviting feel of the lounge.

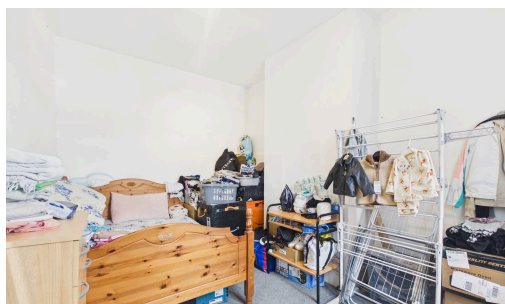
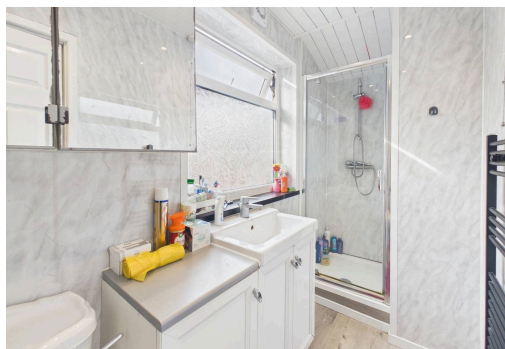
The layout flows seamlessly into a spacious kitchen offering ample storage and generous worktop space. Additional storage can be found in the useful under-stairs cupboard. The kitchen also provides room for a small breakfast table—perfect for casual meals or entertaining friends and family.

Upstairs, there are three well-proportioned double bedrooms. The largest bedroom is positioned at the front of the property and benefits from two sizeable windows, creating a bright and airy space. The second and third bedrooms also offer ample room for bedroom furniture. Completing the upper floor is the main bathroom, fitted with a modern 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.

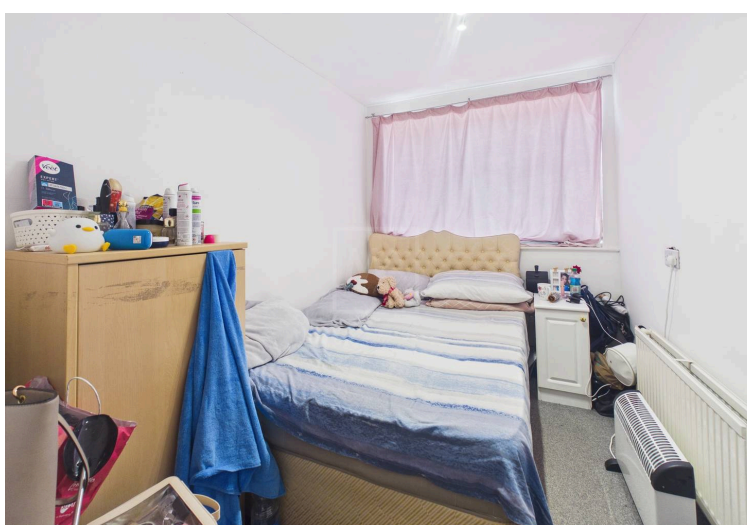


LOCATION

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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