



Lincoln Court Seattle Close, Great Sankey Leasehold

No Onward Chain • Balcony • Close To Transport Links • Close to Local Amenities • Two Bedroom Spacious Apartment • Family Bathroom & En suite • Allocated Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This well-presented two bedroom apartment offers a fantastic opportunity for buyers seeking a spacious and modern home with no onward chain. Situated in a popular residential development, the apartment features a bright and airy open-plan living area that opens onto a private balcony, perfect for relaxing or entertaining. The property comprises a generous master bedroom with en suite shower room, a second double bedroom, and a stylish family bathroom. The well-appointed kitchen is fitted with contemporary units, providing ample storage and workspace for culinary enthusiasts.

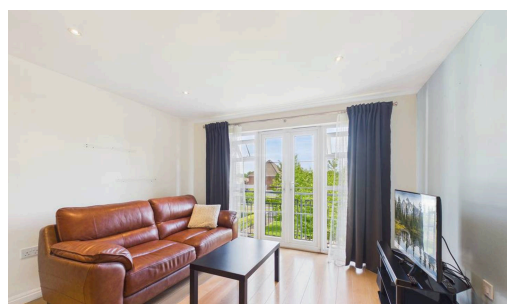
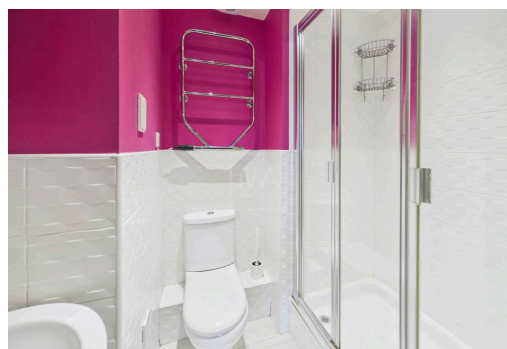
GARDEN

Located close to excellent transport links, the property provides easy access to city centres and surrounding areas, making it ideal for commuters. This property is an excellent choice for first-time buyers, professionals, or investors looking for a well-located and low-maintenance home. Residents will benefit from allocated parking, ensuring convenience and peace of mind.



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

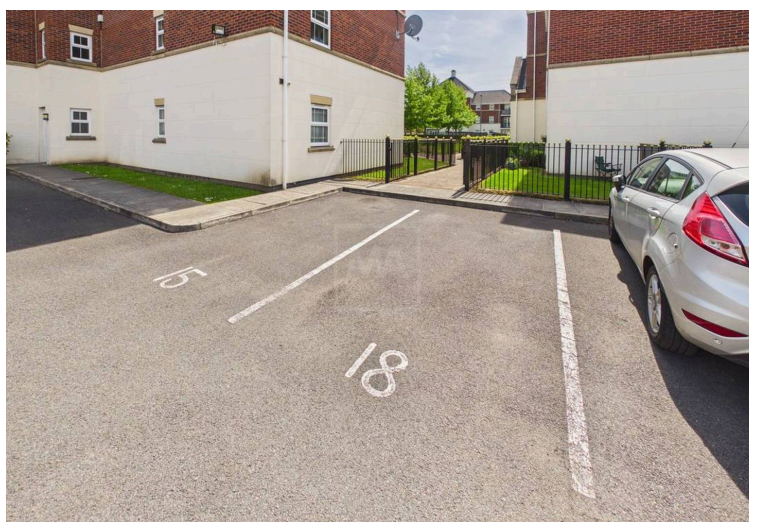
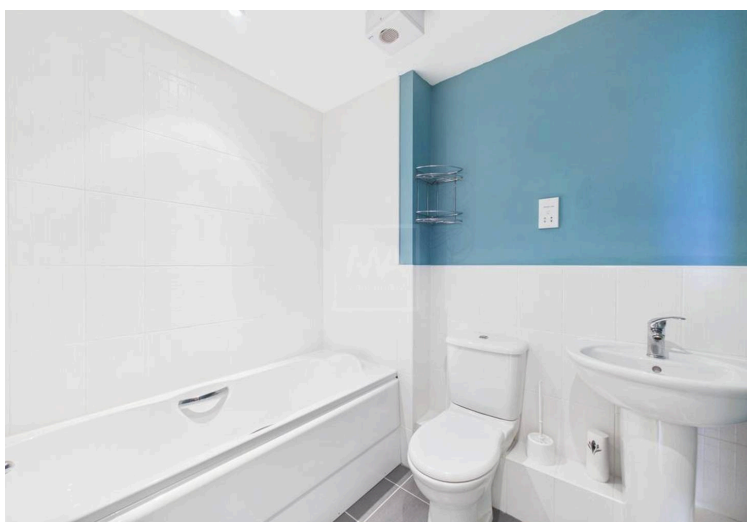


GENERAL INFORMATION

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
602 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.



Warrington's Highest Rated Agent

