



# Waterways, Great Sankey Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS



## HIGHLIGHTS

- No Onward Chain
- Two Bedrooms
- Garage
- Quiet Cul-de-Sac
- Close to Local Amenities
- Semi-Detached Bungalow
- South Facing Garden
- Modernisation Opportunity
- Driveway Parking
- Close to Great Schools

## DESCRIPTION

With no chain, this semi-detached bungalow, offering two bedrooms is a fantastic modernisation project. Located in the highly desirable area of Great Sankey, this property celebrates a perfect canvas to create a brilliant home. Viewings are highly recommended.

Sitting on a great sized plot, this property is situated within a quiet cul-de-sac in the desirable area of Great Sankey. Entrance into this home is via the hallway. From here you are able to access the kitchen to the front and then the lounge/diner. The lounge benefits from a large bay window allowing natural light to flow through. Also to the downstairs is bedrooms one and two as well as the three piece bathroom. Bedroom two celebrates patio doors which lead to the conservatory and then out to the south facing garden.

## GARDEN

From the well maintained front garden, and south facing patio area to the rear, you can enjoy the beautiful woodland of Sankey Valley Park without being overlooked. To the front there is a garage and a sizeable driveway for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Kitchen 3.67m x 2.17m
- Lounge/Dining Room 5.96m x 3.08m
- Conservatory 2.19m x 4.92m
- Bedroom One 4.37m x 2.62m
- Bedroom Two 2.80m x 2.63m
- Bathroom 2.04m x 1.74m
- Garage 5.73m x 2.74m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

## LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a 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 Retail 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.

## DISTANCES

- Sankey Valley Park 2 minute walk
- Westbrook Centre 1 mile walk
- Warrington Town Centre 1 mile
- Manchester Airport 17 miles via M56
- Liverpool City Centre 18 miles via M62
- Manchester City Centre 27 miles via M60

(Distances quoted are approximate)



## GENERAL INFORMATION

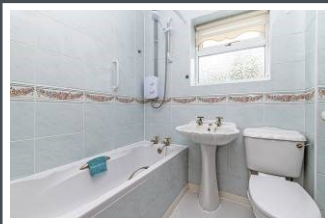
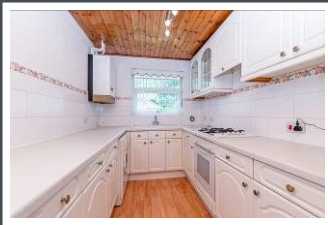
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** B  
**Ground Rent:** £35pa  
**Lease Remaining:** 86 Years  
**Tenure:** Leasehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

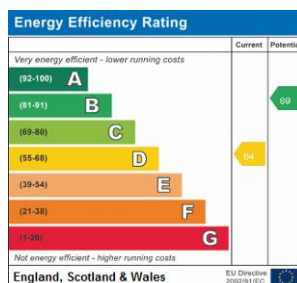
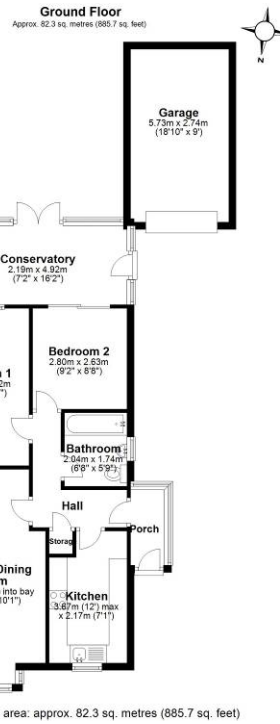






### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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