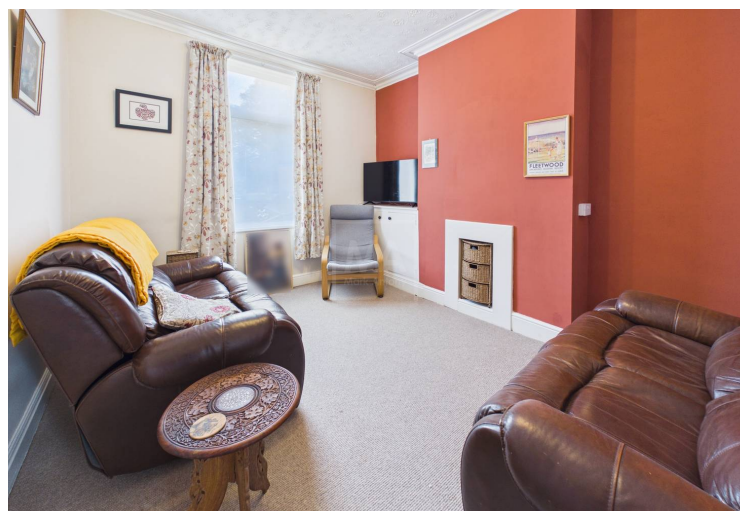




Samuel Street, Warrington

Victorian Terraced Property • Two Reception Rooms • Excellent Location • Two Double Bedrooms • Modern Kitchen • Close To Local Amenities • Low Maintenance Garden • Excellent Transport Links • Generous Bathroom • Bright And Airy



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SALES & LETTING AGENTS



INTERIOR

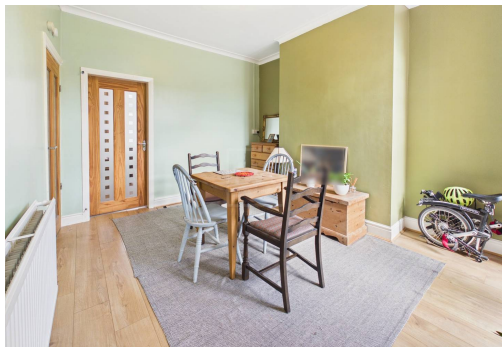
The property is entered via a bright and welcoming hallway, leading through to a spacious lounge which is filled with an abundance of natural light. Continuing through the home, the dining room provides a versatile additional living space and benefits from French doors opening directly onto the garden, creating a seamless connection between the indoors and out. To the rear of the property is a modern kitchen, thoughtfully designed with ample worktop space and excellent storage options.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the first floor is a contemporary three-piece family bathroom suite.



EXTERIOR

The rear garden offers a low-maintenance outdoor space, featuring a paved patio area ideal for outdoor seating and entertaining. Mature shrubs and established planting add a touch of greenery, while a pathway leads towards the rear of the garden, where there is access to a useful garden shed.



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.

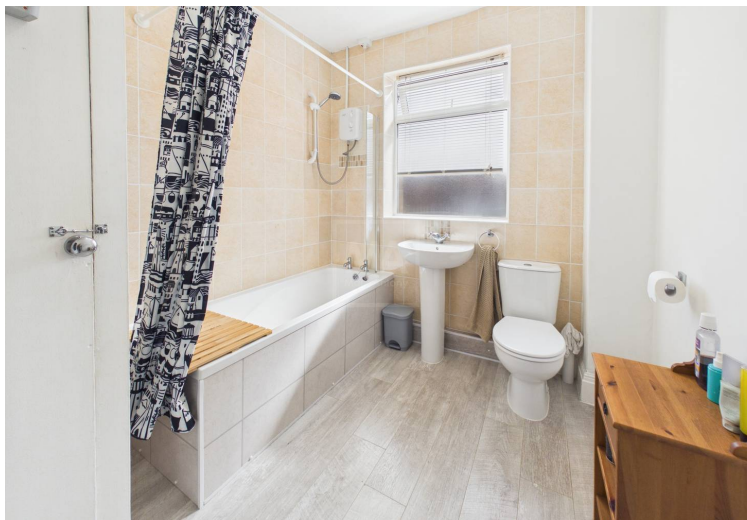
GENERAL INFORMATION

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.



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