



Liverpool Road, Great Sankey Warrington, Cheshire

Semi Detached Home • Front and Rear Gardens • Two Bedrooms • Renovation Opportunity • No Onward Chain
• Close To Schools • Close To Amenities • Transport Links Nearby • Great For Investors • Incredible Potential



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

An exciting opportunity to acquire this two-bedroom semi-detached property, offering fantastic potential for investors, developers or buyers looking to create their dream home. Entry to the property is granted via the hallway providing access to all areas of this home. To the front of the home, you will find a spacious bay fronted lounge, bathed in natural light and boasting a central fireplace as its focal point. Following the natural flow of the home, you will find the kitchen/diner, overlooking the rear garden. This space has the potential to become the true heart of the home, offering plenty of scope to create a stylish and practical area for cooking, dining and entertaining. With ample room for worktops and countertop space, alongside provision for essential appliances, this is an exciting opportunity to design a kitchen tailored to your own taste and lifestyle. The ground floor concludes with a handy WC.

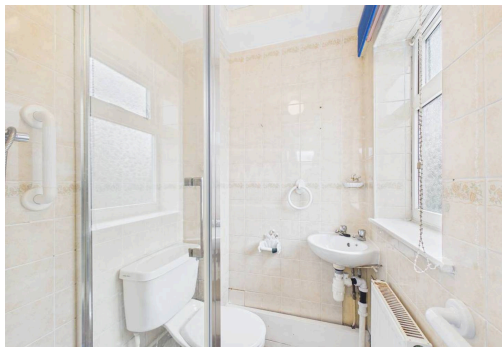
As you ascend the staircase to the first floor, you will find two spacious bedrooms and a three-piece shower room. Bedroom One is situated to the front of the home and offers



a generously proportioned space, with ample room for a large bed, wardrobes and additional bedroom furniture. A feature fireplace adds character and charm to the room, providing a lovely focal point and a nod to the property's original features. Bedroom Two offers a versatile space with plenty of potential to suit a variety of needs. Whether used as a children's bedroom, a home office or even transformed into a walk-in wardrobe, this room provides the flexibility to adapt to your lifestyle.

GARDEN:

The property boasts a stunning front garden, beautifully complemented by an established selection of plants and shrubs, creating an attractive first impression. To the rear, a more manageable garden offers a pleasant outdoor space, with greenery and a private outlook, multiple storage options, providing the perfect setting to relax and enjoy the surroundings.



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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Approximate total area^m

820 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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