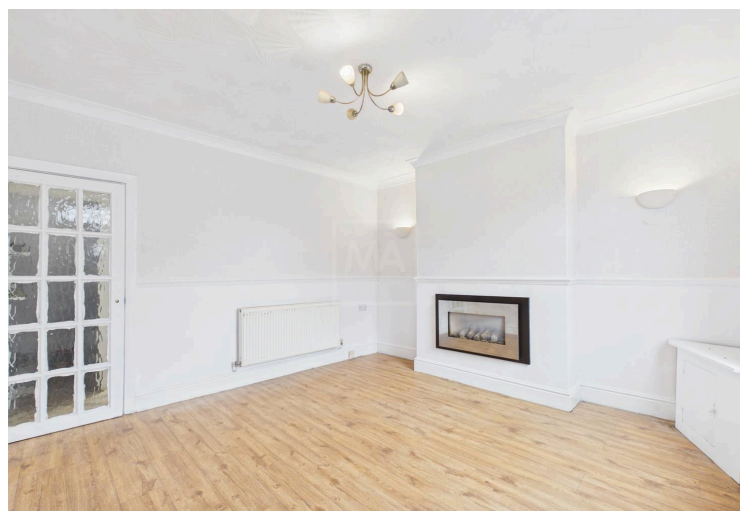




Evelyn Street, Warrington

Cheshire

End of Terrace • Two Double Bedrooms • Separate Living Room • Recently Painted Throughout • Loft Space Boarded • Low Maintenance Rear Yard • Close to Local Schools • Walking Distance from the Town Centre • Three-Piece Family Bathroom



Mark Antony
SALES & LETTING AGENTS



INTERNAL

As you step into this end-terrace home, you are welcomed by a spacious and inviting living room, flooded with natural light from a large front-facing window, creating an ideal space for both relaxing and entertaining.

The property flows through to the kitchen, which benefits from a range of fitted units and selected integrated appliances, along with a useful under-stairs storage cupboard. To the rear is a convenient porch providing access to the enclosed rear yard, alongside the family bathroom fitted with a modern three-piece suite and shower over the bath.

The first floor comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A boarded loft with lighting and ladder access provides valuable additional storage space.

This well-presented home offers a blend of character and practicality, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.



EXTERNAL

The property benefits from a private and enclosed rear yard, providing an ideal space for enjoying the warmer months, outdoor dining, or entertaining family and friends. Designed with low maintenance in mind, this outdoor area offers a practical and versatile extension of the living space.

A gated side access leads directly to the street, offering added convenience for day-to-day use, including easy access for bin storage and collection. Parking is available on-street to the front and side of the property.

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: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D



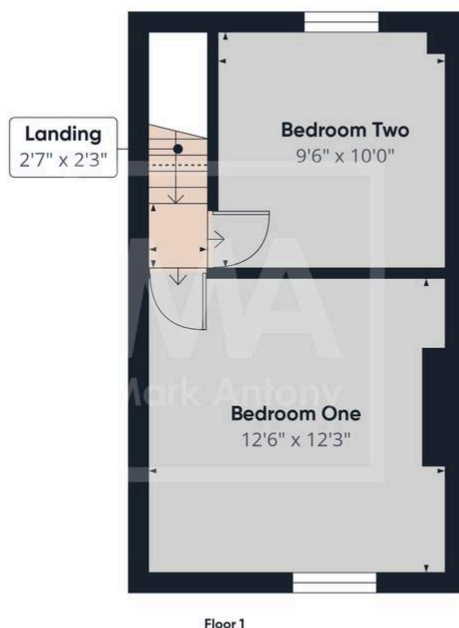




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Approximate total area^m

696 ft²

Reduced headroom

32 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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