



Portland Road, Great Sankey Warrington

First Time Buyers • Two Bedrooms • Open Plan Living • Integrated Appliances • Close to Great Transport Links •
Light And Airy • Desirable Location • Allocated Parking • Close To Local Amenities • Close To Local Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR

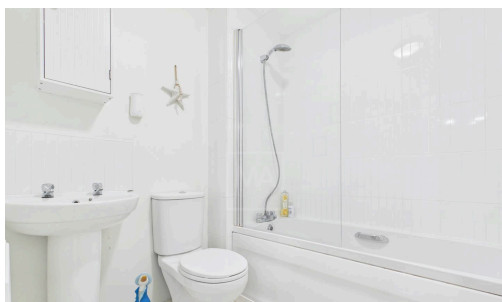
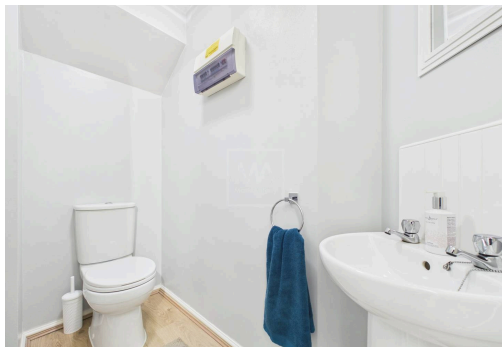
As you enter this delightful back to back property, you are welcomed by a hallway that provides access to the accommodation beyond. The heart of the home is the impressive open-plan kitchen and living area, offering the perfect space to relax, entertain, and spend quality time with family and friends. The kitchen is thoughtfully designed, benefiting from ample worktop space and a range of integrated appliances. Completing the ground floor is a convenient downstairs WC, adding practicality to everyday living.

Ascending to the first floor, you will find two generously sized bedrooms, both providing peaceful retreats for rest and relaxation. Serving the home is a modern three-piece family bathroom, designed to meet the needs of daily life with both style and functionality.



EXTERIOR

Further benefits include an allocated parking space, making daily life that little bit easier while providing extra reassurance.

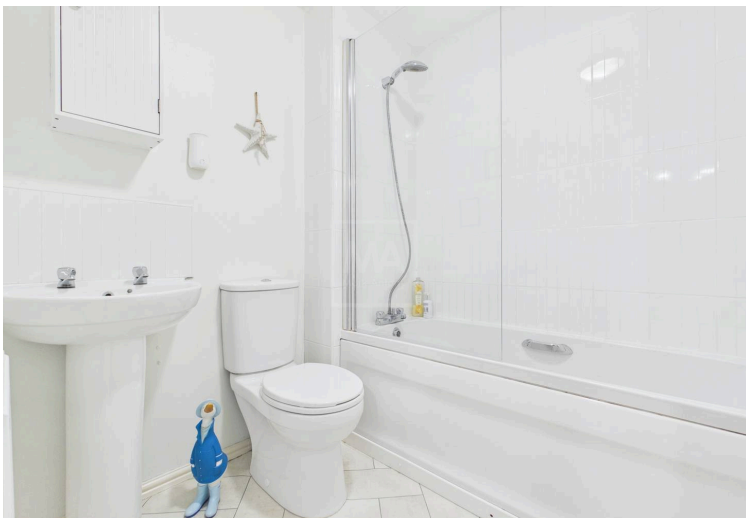


LOCATION

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⁽¹⁾
467 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.



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