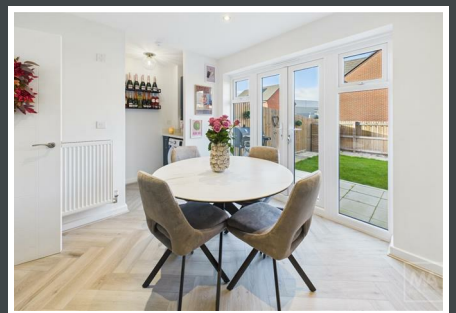




Hurricane Way, Great Sankey Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- High Specification
- Freehold Title
- Landscaped Garden
- Sought After Location
- Move In Ready!
- First Time Buyers
- Driveway Parking
- Close to Local Amenities
- Beautifully Decorated

DESCRIPTION

Step into this charming and thoughtfully decorated two-bedroom home, where character and comfort blend seamlessly. The welcoming lounge boasts elegant wall paneling, creating a warm and inviting space perfect for relaxing or entertaining. Flowing through to the rear, the bright and airy kitchen diner is the heart of the home, bathed in natural light with French doors opening onto a beautifully landscaped garden—ideal for alfresco dining or morning coffee. Completing the ground floor is a WC along with a utility space.

Upstairs, you'll find two generously sized bedrooms. The principal bedroom benefits from a stylish En suite, offering privacy and convenience, while the second bedroom is perfect for guests, children, or a home office. A well-appointed main bathroom completes the upper floor, featuring modern fixtures and a calming ambiance.

Thoughtfully designed throughout, this home offers a harmonious blend of traditional charm and contemporary living, ideal for couples, small families, or downsizers.

GARDEN

Step out from the dining area into a beautifully landscaped garden, thoughtfully crafted for both relaxation and easy upkeep. Featuring a charming patio and a lush lawn, this outdoor haven is perfect for summer family gatherings, morning coffees, or peaceful afternoons in the sun—welcoming for all ages. To the front of the property, a private driveway offers convenient off-road parking for two vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Freehold

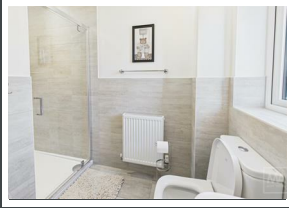
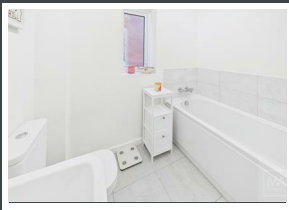
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Ground Floor



Floor 1

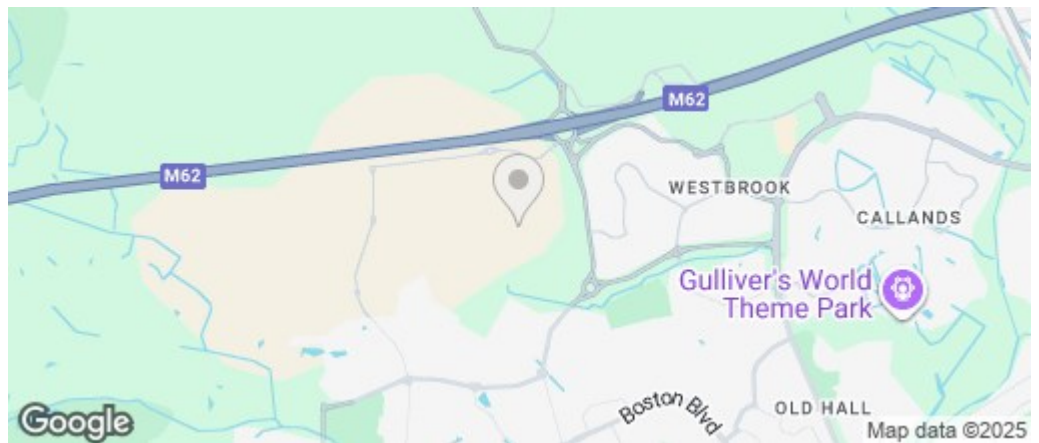


Approximate total area⁽¹⁾
696 ft²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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