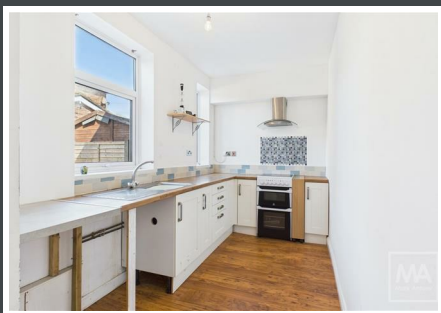




## Evelyn Street, Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Close To Amenities
- Neutral Decor
- Close To Schools
- No Onward Chain
- Freehold Title
- First Time Buyers
- Rear Courtyard
- Buy To Let Opportunity
- Great Transportation

## DESCRIPTION

Offered for sale with no onward chain, we present this charming three-bedroom terraced home for sale in Great Sankey, with neutral décor throughout, it provides a blank canvas ready for you to make this house your home! To the front of the property you will find the lounge, a spacious room that is flooded with array of natural light adding to the warmth and charm this home has to offer. Adjacent to this you will find a kitchen with views of the rear courtyard - the kitchen provides spaces for freestanding appliances and counter space for meal preparation. The ground floor concludes with a versatile extension, perfect for family dining or a children's playroom.

Upstairs you will find three bedrooms, each offering a restful retreat for family or guests and fitted wardrobes for space utilisation! A three piece family bathroom concludes the first floor providing all of the necessities for your daily routine. Situated close to excellent schools, local shops, and transport links, this home combines style, comfort, and convenience.

## GARDENS

To the rear of the property you will find a courtyard, perfect for low-maintenance outdoor living. Paved and private with the addition of outdoor storage, it offers a peaceful retreat for morning coffee or evening relaxation, with space for potted plants and alfresco dining.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin)



## LOCATION

Sankey Bridges is part of the parish of Great Sankey and is a residential area located between Penketh and Warrington Town Centre. The area enjoys access to both Sankey Recreation Centre and Sankey Valley Park. Within walking distance to Warrington Town Centre and Bank Quay Train Station you will find excellent transport links to surrounding Towns and Cities. There are several schools close by including Evelyn Street Primary School and Saint Gregory's Catholic High School.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

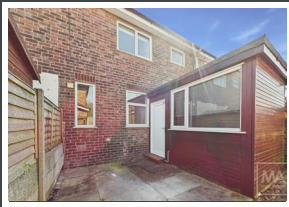
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

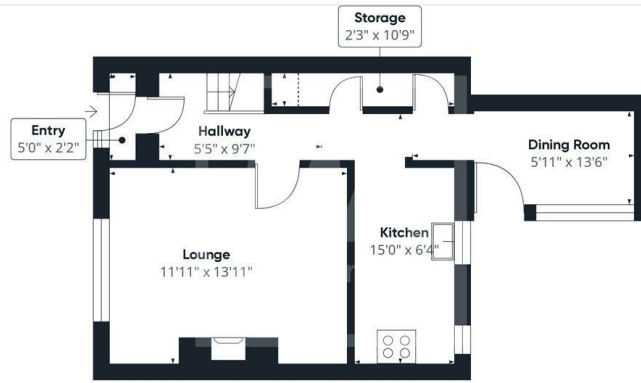






## IMPORTANT NOTICE

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.



Approximate total area<sup>1</sup>  
729.59 ft<sup>2</sup>  
Reduced headroom  
3.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
	65	85

## 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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