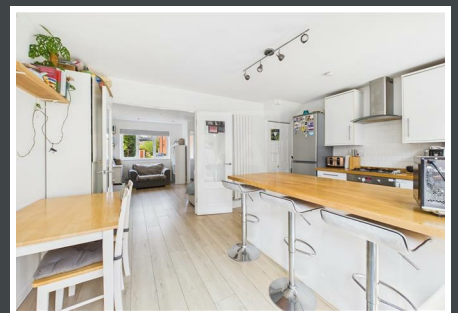
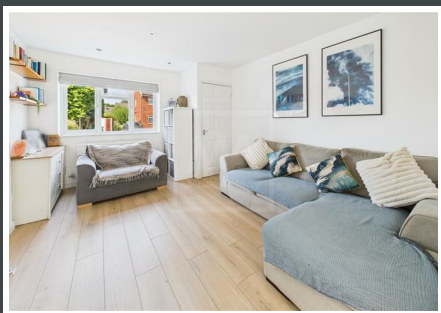




Bond Close, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Bright Lounge
- Lovely Garden
- Breakfast Bar
- Cul-De-Sac Location
- Modern Bathroom
- Three Bedrooms
- Convenient Location
- Move In Ready
- Driveway Parking
- Perfect for First Time Buyers

INTERIOR

This delightful three-bedroom semi-detached home invites you in through a welcoming hallway that opens into a bright and spacious lounge, perfect for relaxing or entertaining. The stylish kitchen features a contemporary breakfast bar and lovely views of the garden—an ideal spot to enjoy your morning coffee or unwind in the evening. Upstairs, you'll find three generously sized bedrooms, each offering comfort and versatility, along with a sleek, modern bathroom finished to a high standard. Thoughtfully designed and beautifully maintained, this property is perfect for families, professionals, or first-time buyers seeking a move-in ready home. Located in the sought-after area of Sankey Bridges, it offers easy access to Warrington town centre, local amenities, and excellent transport links. Combining charm, practicality, and convenience, this home is a true gem—ready to enjoy from the moment you step through the door.

GARDEN

The garden is generously sized and bathed in sunlight all day. It features a spacious patio, lush lawn, and a charming gravelled seating area. Mature shrubbery borders the rear, creating a peaceful, private outdoor retreat perfect for relaxing or entertaining.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 74Mb (Via BT)



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

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

(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⁾
677 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		
(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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