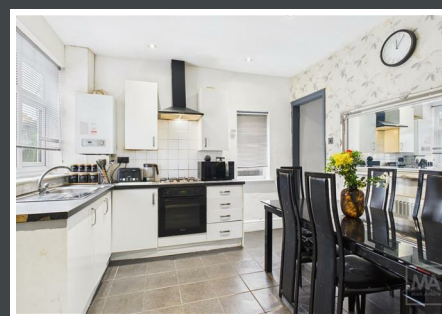




# Wellfield Street, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Two Bedrooms
- Investment Opportunity
- Amenities
- Spacious Courtyard
- Transportation Links
- First Time Buyers
- Close To Schools
- Convenient Area
- Generous Kitchen/Dining Area
- Close To Parks

## INTERIOR

Upon entering this charming property, you're welcomed by a warm and inviting lounge, an ideal space to relax or entertain. The layout flows effortlessly into a spacious kitchen/dining area, thoughtfully designed for both everyday living and hosting guests. Whether you're preparing meals or enjoying a quiet dinner, this area offers comfort and practicality. Continuing through the ground floor, you'll find a convenient family bathroom, easily accessible and well-appointed for daily use. Upstairs, the home presents two generously sized bedrooms, each offering ample space for rest, storage, or even a home office. Both rooms are bright and versatile, ready to adapt to your lifestyle. With its well-considered layout and welcoming atmosphere, this property offers a balanced blend of comfort and functionality. Ideal for first-time buyers or an investment opportunity, this property feels both inviting and practical.

## GARDEN

This property benefits from a generous sized courtyard, offering a versatile outdoor space that's perfect for relaxing, entertaining, or simply enjoying a moment of peace. Whether you're hosting summer gatherings, sipping morning coffee, or creating a tranquil garden retreat, the courtyard provides ample room to tailor the space to your lifestyle.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: 900Mb BT



## 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.

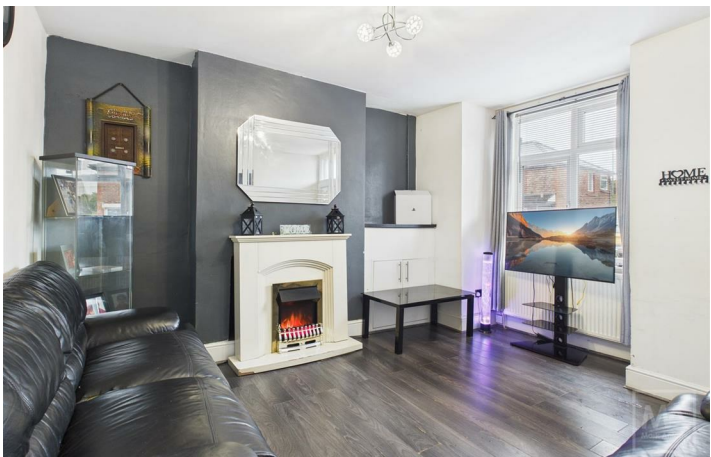
## GENERAL INFORMATION

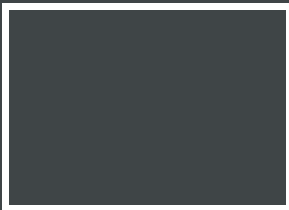
**Local Authority:** Warrington  
**Council Band:** A  
**Tenure:** Leasehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price.  
Items may be available under separate negotiation.





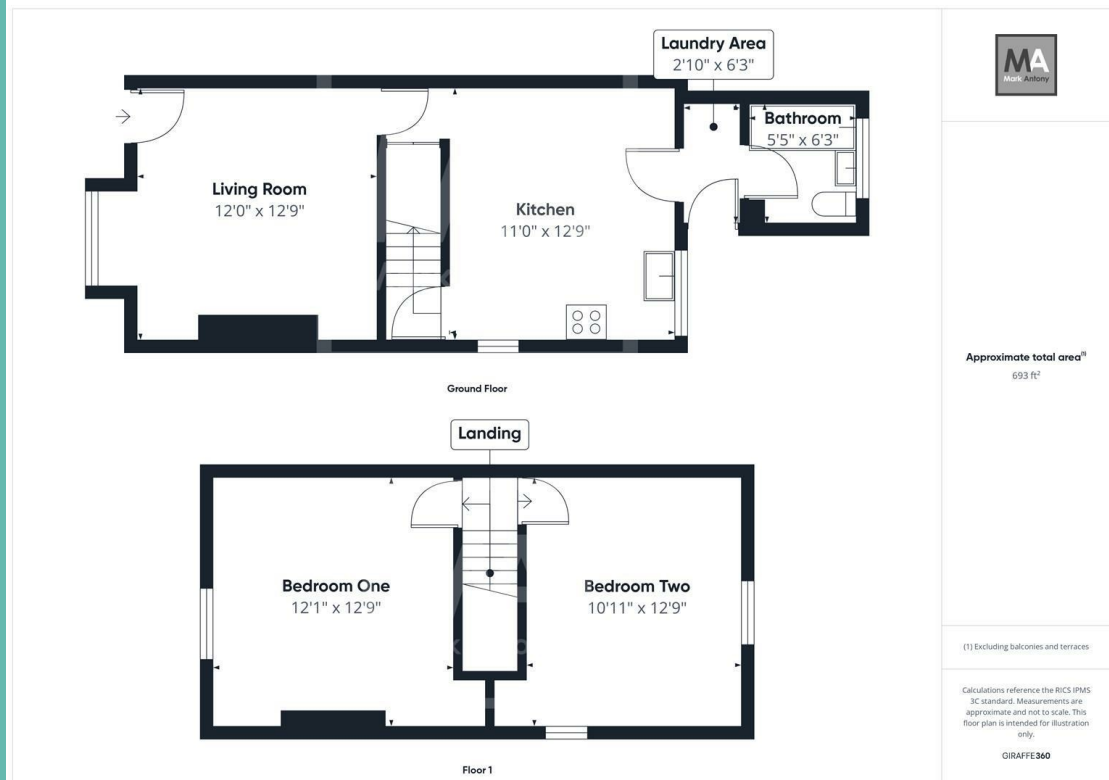


## IMPORTANT NOTICE

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.



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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      |                         |
| (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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