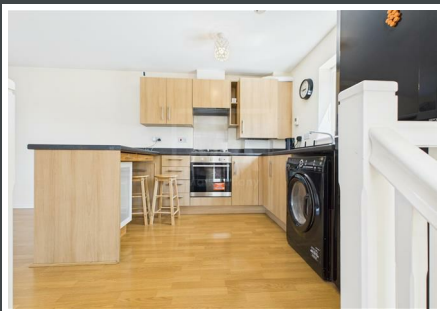




Monterey Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- One Bedroom
- Mortgage Buyers
- Outdoor Space
- First Time Buyers
- Link Detached
- Sold At 85% Market Value
- Modern Kitchen
- Driveway Parking
- Ready to Move Into

INTERIOR

Step inside this charming link-detached home and discover a thoughtfully arranged layout perfect for comfortable modern living. On the ground floor, a spacious bedroom offers peace and privacy, while the adjacent bathroom is stylishly finished for daily ease. Ascend the stairs to be welcomed by a bright and airy open-plan lounge and kitchen, the heart of the home, where natural light floods through generous windows. The sleek kitchen is well-appointed for culinary creativity, flowing seamlessly into a relaxed living area, ideal for unwinding or hosting friends. The clever use of space maximises both function and flow, making it feel surprisingly roomy. Tucked in a quiet cul-de-sac or popular residential neighbourhood, this home suits those seeking a stylish yet practical lifestyle.

GARDEN

Outside, this home enjoys the benefits of a low-maintenance patio area, perfect for a morning coffee or evening drink surrounded by lush greenery, making this the perfect outdoor space.

To the front of the property is a driveway suitable for multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (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: Leasehold

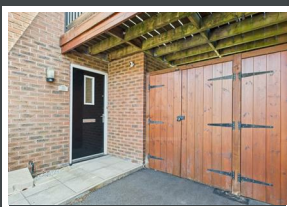
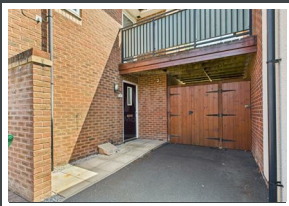
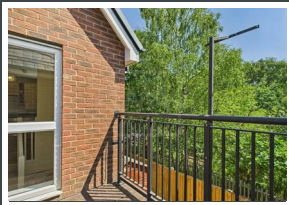
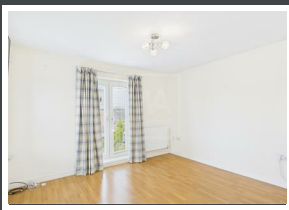
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

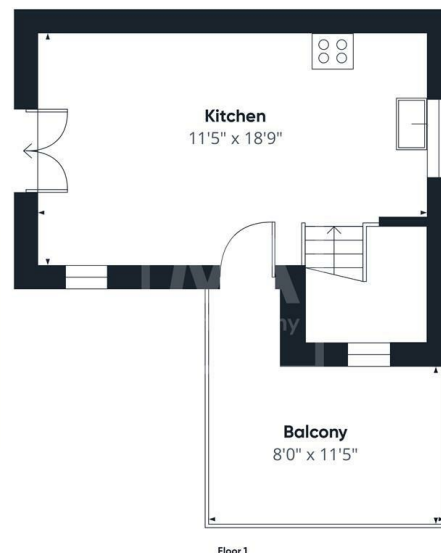
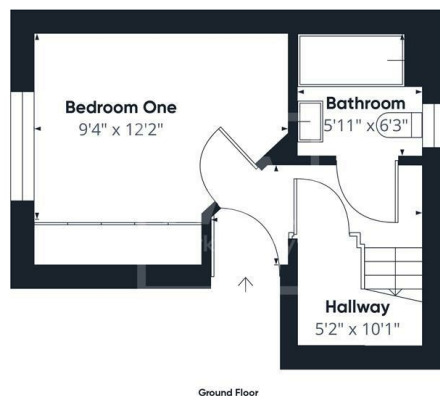
Items may be available under separate negotiation.





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.

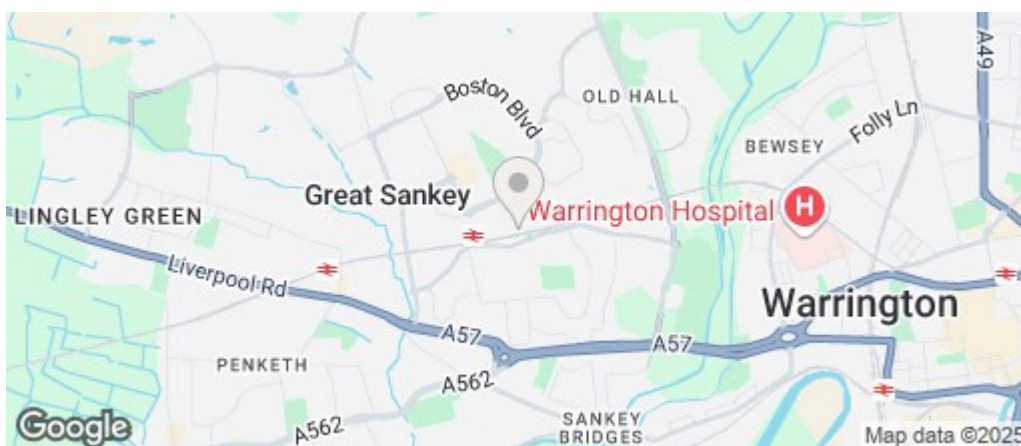


Approximate total area⁽¹⁾
439 ft²
Balconies and terraces
104 ft²

(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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