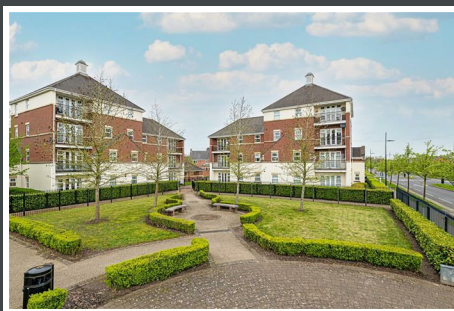




Seattle Close, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Second Floor Apartment
- Spacious Living Areas
- Two Bathrooms
- Balcony Views
- Close To Schools
- First Time Buyers
- Allocated Parking
- Two Bedrooms
- Sought-After Location
- Close To Shops

DESCRIPTION

Welcome to this wonderful two bedroom apartment that offers the perfect blend of style, comfort and convenience. Located in the sought after location of Great Sankey - this property is not to be missed. Situated in a well-maintained complex, this property presents an ideal opportunity for first-time buyers, small families, or investors looking for a lucrative rental opportunity.

Entry to the property is via the main entrance, the property's location on the second floor boasts views of Great Sankey. As you enter the property, you will be greeted by a bright and airy hallway - providing access to all areas of this home. The heart of this home is the open plan kitchen diner with a through lounge, this space is flooded with array of natural light beaming through the balcony area radiating a warm and inviting ambience. The apartment also features two double bedrooms, offering ample space for rest and relaxation. Bedroom one features a private En-suite adding a sense of luxury to this room. The apartment also has a main bathroom providing all of the necessities for your daily routine.



THE GARDENS

Step outside onto your own private balcony and enjoy stunning views of the surrounding area. It's the ideal spot for sipping your morning coffee or enjoying the sunset. Allocated parking can be found to the rear of the property.

SUMMARY OF ACCOMMODATION

SECOND FLOOR

- Entrance Hall
- 3.69m x 5.63m Lounge/Dining/Kitchen
- 3.02m x 3.57m Bedroom One
- 1.91m x 1.54m En-Suite
- 2.63m x 3.57m Bedroom Two
- 2.28m x 1.88m Bathroom

SERVICES

- Electric Heater
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via Vodafone Fibre)

LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Chapelford Village Primary School 0.4 mile walk
 - Sainsburys Santa Boulevard 0.4mile walk
 - Great Sankey Neighbourhood Hub 1.4 mile walk
 - Warrington Town Centre 2.5 miles
 - Manchester Airport 22.9 miles via M56
 - Manchester City Centre 21.4 miles via M56
 - Liverpool City Centre 16.7 miles via M62
- (Distances quoted are approximate)



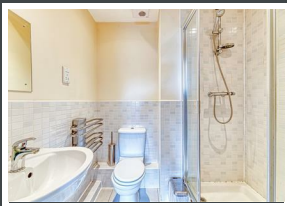
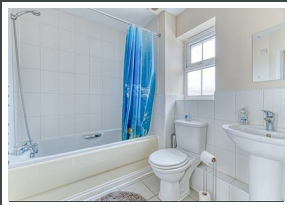
GENERAL INFORMATION

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

Contents, Fixtures and Fittings

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



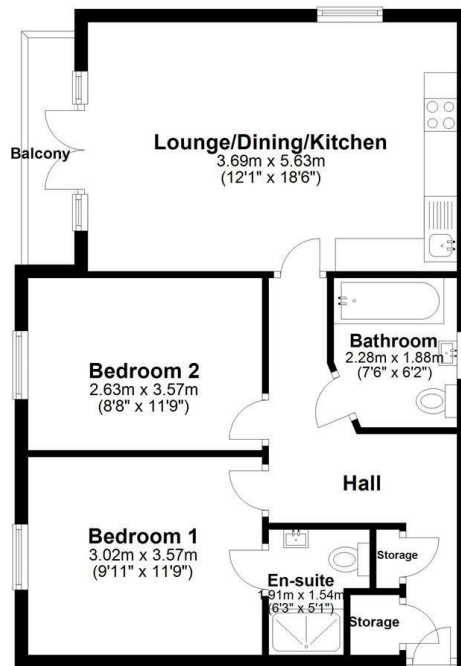


IMPORTANT NOTICE

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.

Second Floor Apartment

Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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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