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WEDNESBURY DRIVE, GREAT SANKEY, WARRINGTON

FIXED PRICE £230,000 Freehold

Three-bedroom home in popular Great Sankey, Warrington, offering excellent potential for modernisation. Featuring a spacious lounge-diner with patio doors to a mature garden, kitchen with garden access, driveway parking, close proximity to schools, amenities, transport links and Warrington town.

- Ideal First Time Buyers
- In Need of Modernisation
- Leasehold
- No chain
- Off Road Parking
- Quiet Cul-De-Sac Location
- Rear Garden
- Three Bedroom Semi

Three Bedroom Home with Excellent Potential in Sought-After Great Sankey, Warrington. A fantastic opportunity to purchase this three-bedroom home, offering excellent potential for modernisation and providing the perfect opportunity for the new owner to create a property tailored to their own style and taste. Situated in the highly regarded Great Sankey area of Warrington, this home is ideally located for families, with well-regarded schools, local amenities and excellent commuter links close by.

The accommodation briefly comprises an entrance hall leading into a spacious lounge-diner with patio doors opening onto the mature rear garden and patio area, creating a bright and versatile living space ideal for relaxing and entertaining. The kitchen benefits from a door providing direct access to the garden, while the bathroom is fitted with a shower and white suite.

Externally, the property features a paved driveway providing off-road parking, a front garden and a mature rear garden with patio area, offering a private outdoor space with plenty of potential for the new owner to enhance and enjoy.

The property is situated in the popular Great Sankey area, renowned for its family-friendly atmosphere and convenient amenities. A range of local shops, services, parks and leisure facilities are within easy reach, while the area benefits from access to a selection of well-regarded primary and secondary schools. Warrington town centre is approximately two miles away, providing a wide choice of shopping, restaurants and entertainment.

For commuters, the location offers excellent transport connections with Warrington West railway station providing links towards Liverpool and Manchester, while Warrington Bank Quay railway station offers wider national services. Road users benefit from easy access to the M62, M6 and M56 motorways, providing convenient links across the North West and beyond. Manchester Airport and Liverpool John Lennon Airport are also within easy travelling distance, making this an ideal base for both business and leisure travel.

This well-positioned three-bedroom home offers a rare opportunity to modernise and add value, making it an excellent choice for first-time buyers, families or investors looking for a property in a desirable Warrington location.

Council Tax Band: B (Warrington Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Rear Garden



















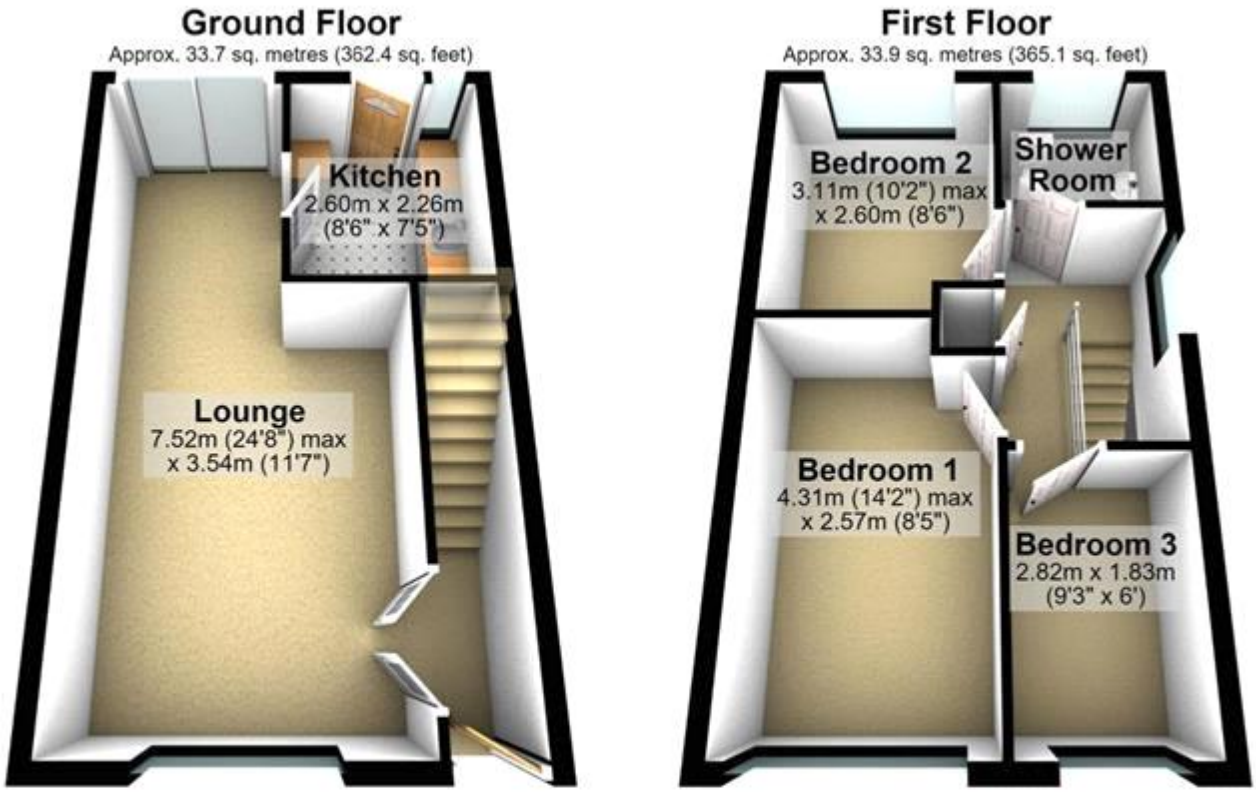






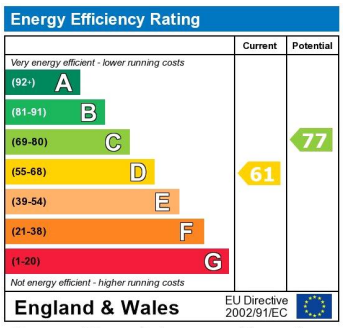






Total area: approx. 67.6 sq. metres (727.6 sq. feet)

Floor plan for illustrative purposes only. Not to scale. All measurements are approximate and and not guaranteed to be exact.
Plan produced using PlanUp.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.