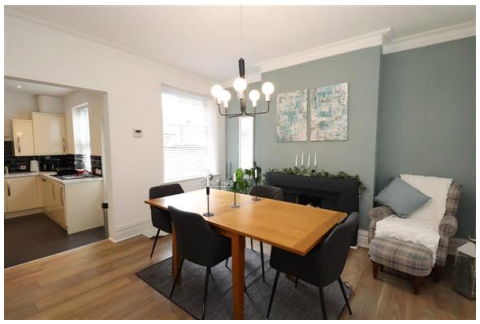
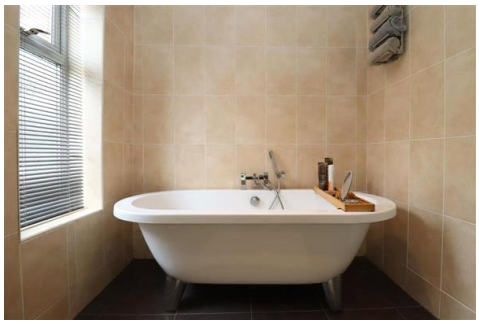
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01925 790555
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HOOD LANE, GREAT SANKEY, WARRINGTON

£230,000 Leasehold

Charming, beautifully presented 2-bed period mid-terrace in Sankey Bridges. Featuring high ceilings, log burner, separate lounge & dining room, large kitchen, spacious bathroom with bath & separate shower, garden front and generous rear yard. Close to David Lloyd Gym, Town Centre & transport links.

- Bay-fronted reception room & feature fireplace
- Beautifully Presented Mid Terrace
- Ideal First Time Buy
- Large four-piece family bathroom
- Log Burner
- 2 bedroom Victorian terrace

Charming Two-Bedroom Period Mid-Terrace in Sankey Bridges

A beautifully presented two-bedroom period mid-terrace property, situated in the popular residential area of Sankey Bridges, approximately 1.5 miles from Warrington town centre.

The property retains a number of attractive period features, including high ceilings, feature fireplace and a log burner, whilst having been modernised and beautifully decorated throughout, creating a comfortable and welcoming home.

The ground floor offers a separate lounge and dining room, both providing good-sized living spaces, together with a large modern kitchen/diner to the rear.

Upstairs are two well-proportioned bedrooms and a large family bathroom, which has been thoughtfully designed to include both a full-sized freestanding bath and separate walk-in shower.

Externally, the property is garden fronted, with a large attractively paved rear yard providing plenty of outside space for seating, entertaining or simply enjoying the warmer months.

The property is conveniently located for the David Lloyd Gym in Warrington, local amenities and schools, whilst also being well placed for access to Warrington town centre and the surrounding areas of Great Sankey and Penketh.

Schools

There are a number of primary and secondary schools within the surrounding area, including Sankey Valley St James Primary School, Great Sankey Primary School, Evelyn Street Primary School and Chapelford Village Primary School.

Secondary schools include Great Sankey High School, St Gregory's Catholic High School and Penketh High School.

Transport & Commuter Links

The property is well placed for access to Warrington's road and rail network and a bus route runs within close proximity of the property.

Warrington Central and Warrington West railway stations provides regular services towards Liverpool and Manchester, whilst Warrington Bank Quay offers further rail connections along the West Coast Main Line, including services towards London, Birmingham and Scotland.

The M62 is easily accessible, providing links towards Liverpool, Manchester and Leeds, while the M56 provides routes towards Manchester Airport, Chester and North Wales.

Both Manchester Airport and Liverpool John Lennon Airport are also within convenient driving distance.

With Warrington town centre approximately 1.5 miles away, this is a lovely period home in a convenient residential location, combining character features, modern presentation, generous living accommodation and excellent transport links.

Council Tax Band: B (Warrington Borough Council)
Tenure: Leasehold (868 years)
Parking options: On Street
Garden details: Enclosed Garden, Rear Garden



























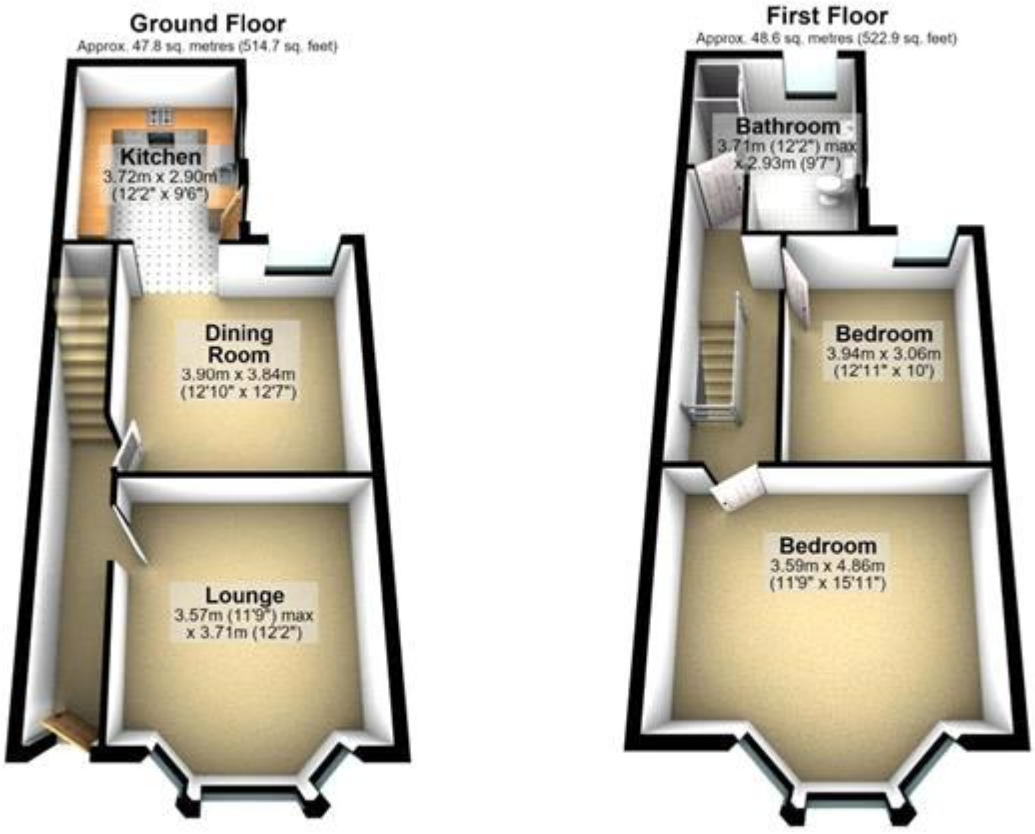






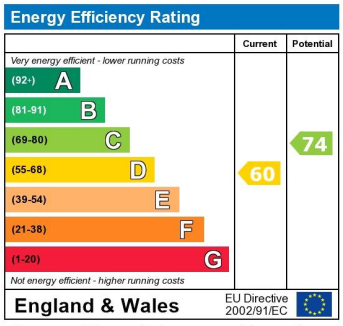






Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

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.