



Patton Drive, Great Sankey

Leasehold

One Bedroom Apartment • Open Plan Living • Communal Parking • Convenient Area • Transport Links • Amenities • Investors • First Time Buyers • Ground Floor • Bright and Airy



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

Stepping inside this fantastic property, you're welcomed by an inviting hallway that sets the tone for the rest of the home. It leads into a spacious lounge and a modern kitchen area, thoughtfully designed for comfortable everyday living. The apartment also features a cosy double bedroom and a well-presented bathroom, offering a practical and stylish layout ideal for singles or couples. Residents benefit from communal parking, adding convenience to this already well-located home. Situated in the popular area of Great Sankey, the property enjoys easy access to local amenities, including shops, schools, and leisure facilities. Excellent transport links make commuting simple, whether by road or rail. With its bright interiors and prime location, this apartment offers an effortless lifestyle in a friendly, well-connected community—perfect for those seeking a balanced blend of comfort and accessibility.



SERVICES

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

LOCATION

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.

GENERAL INFORMATION

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C







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Approximate total area⁽¹⁾
520 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.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under
separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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