



Goulden Street Warrington

Two Bedrooms • No Onward Chain • Desirable Location • Close To Local Amenities • Modern Bathroom • Garden • Spacious Living • Investment Opportunity • Ideal First Home • Near To Warrington Hospital



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering, you are welcomed into a spacious living area that provides ample room for both relaxing and entertaining, with large windows allowing plenty of natural light to create a bright and inviting atmosphere. The modern kitchen is thoughtfully designed with contemporary fittings and plenty of storage, making it ideal for keen cooks or those who enjoy hosting family and friends. Upstairs, you will find two well-proportioned bedrooms, each offering a tranquil retreat with space for double beds and additional furnishings (such as wardrobes or desks), catering to a variety of needs. The stylish bathroom features modern fixtures and elegant finishes, providing a comfortable and practical space for daily routines.



GARDEN

To the rear of the property sits an ideal garden space holding fantastic potential to create a space of relaxation & tranquility.

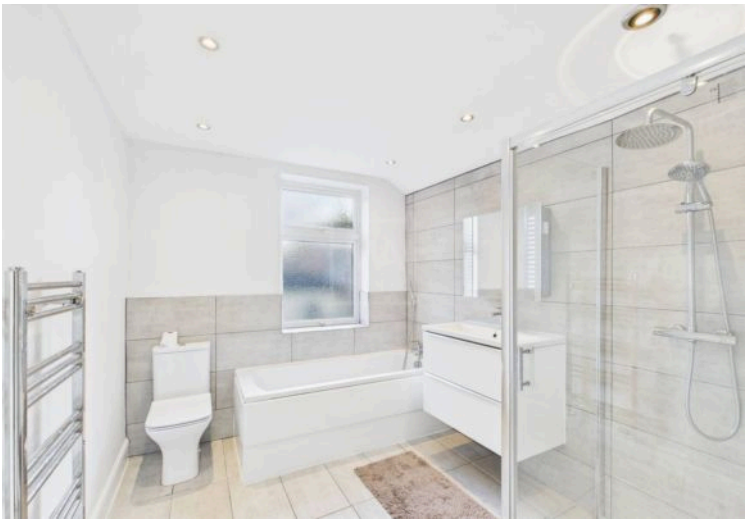


LOCATION

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

- › Council Tax band: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





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Approximate total area^m

826 ft²

Reduced headroom

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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.



Warrington's Highest Rated Agent

