



## Ellen Street

Warrington

No Onward Chain • Three Bedrooms • Desirable Location • Close To Local Amenities • Investment Opportunity  
• First Time Buyers • Ideal Garden • Light And Airy • Ample Living Space • Family Home



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR

As you step into this charming property, you're welcomed by a generously sized living room filled with natural light—an ideal spot to unwind and relax. Moving further inside, the well-appointed kitchen offers a practical space for preparing home-cooked meals with ease.

Adjacent to the kitchen is a versatile room currently used as a dining area, perfect for gatherings or adapting to your needs.

Upstairs, you'll find three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. A handy bathroom completes the upper floor, providing convenience for everyday living.



## GARDEN

To the rear of the property you will find the spacious garden area perfect for enjoying summer sun or hosting family gatherings. The property also features a front garden adding to its many benefits.



## LOCATION

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.

- Council Tax band: A
- Tenure: Freehold
- EPC Energy Efficiency Rating: C







## 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



