



Phoenix Place, Great Sankey Warrington

First Floor Apartment • Two Bedrooms • Desirable Location • Close To Local Amenities • First Time Buyers •
Investment Opportunity • Parking Available • Close To Local Schools • Great Transport Links • Open Plan Living



Mark Antony
SALES & LETTING AGENTS

SCAN
ME!



INTERIOR

As you step into this charming apartment, you're welcomed by generous storage space and a clear view into the beautifully maintained home beyond. The conveniently located family bathroom features a modern three-piece suite, thoughtfully designed for everyday comfort.

Flowing naturally through the hallway, you arrive at the open-plan kitchen and living area, filled with abundant natural light and enhanced by a delightful Juliet balcony. This versatile space is perfect for unwinding, entertaining, or creating home-cooked meals with ease.

The master bedroom offers a peaceful retreat, complete with a private ensuite for added luxury. The second bedroom provides a spacious and calming environment, ideal for relaxation or flexible use



PARKING

To the rear of the property, a dedicated parking area offers peace of mind with your own allocated space, along with convenient access for visitors. To the front, attractive communal green space adds a welcoming touch to the setting.



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.

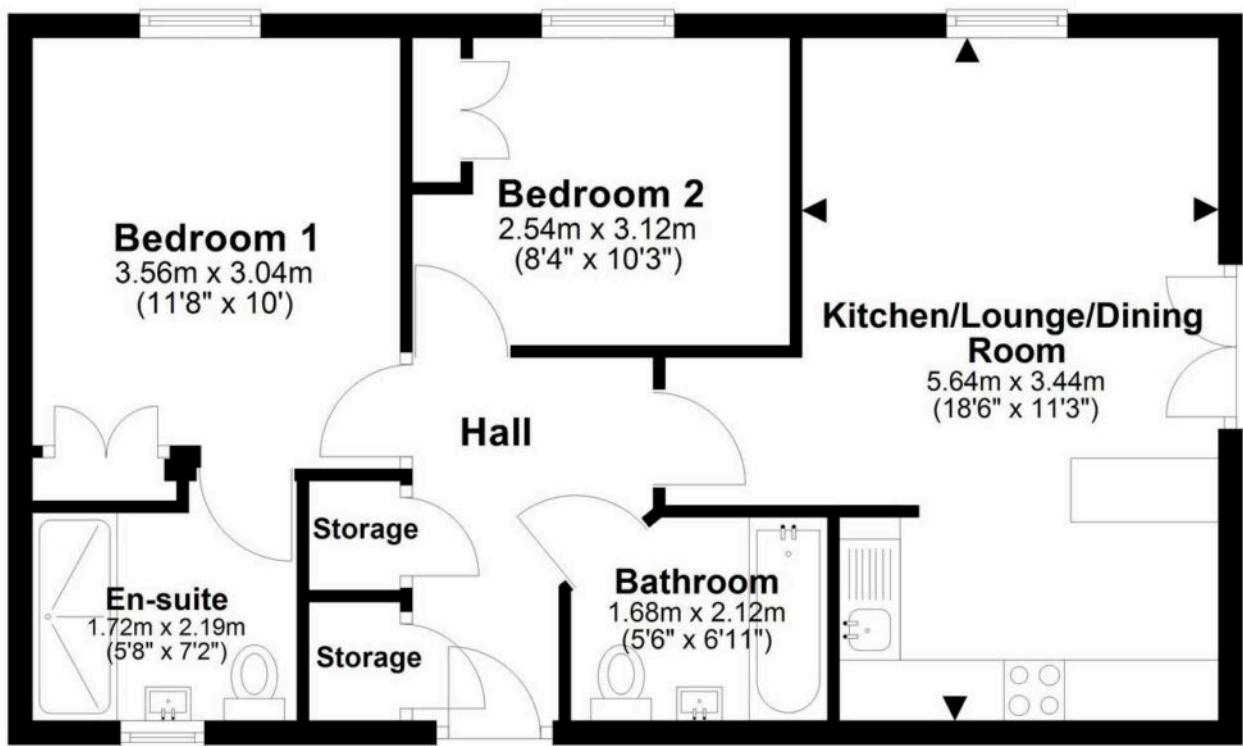
- Council Tax band: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: B





First Floor Apartment

Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 sq. feet)

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.