



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



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.

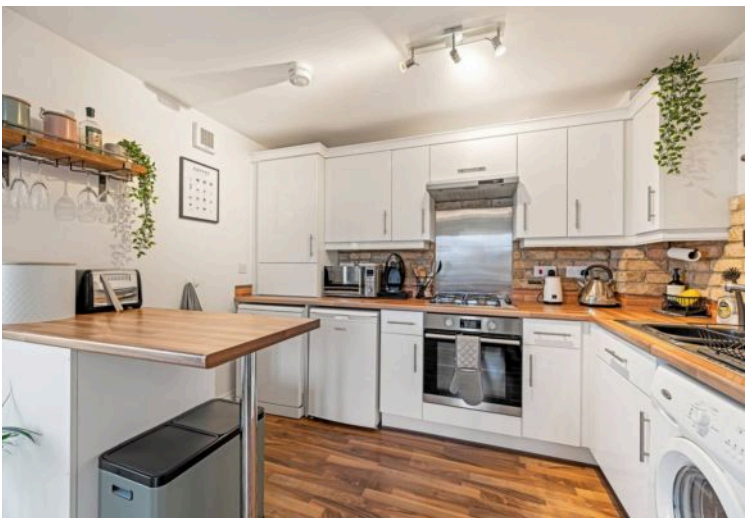


LOCATION

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.

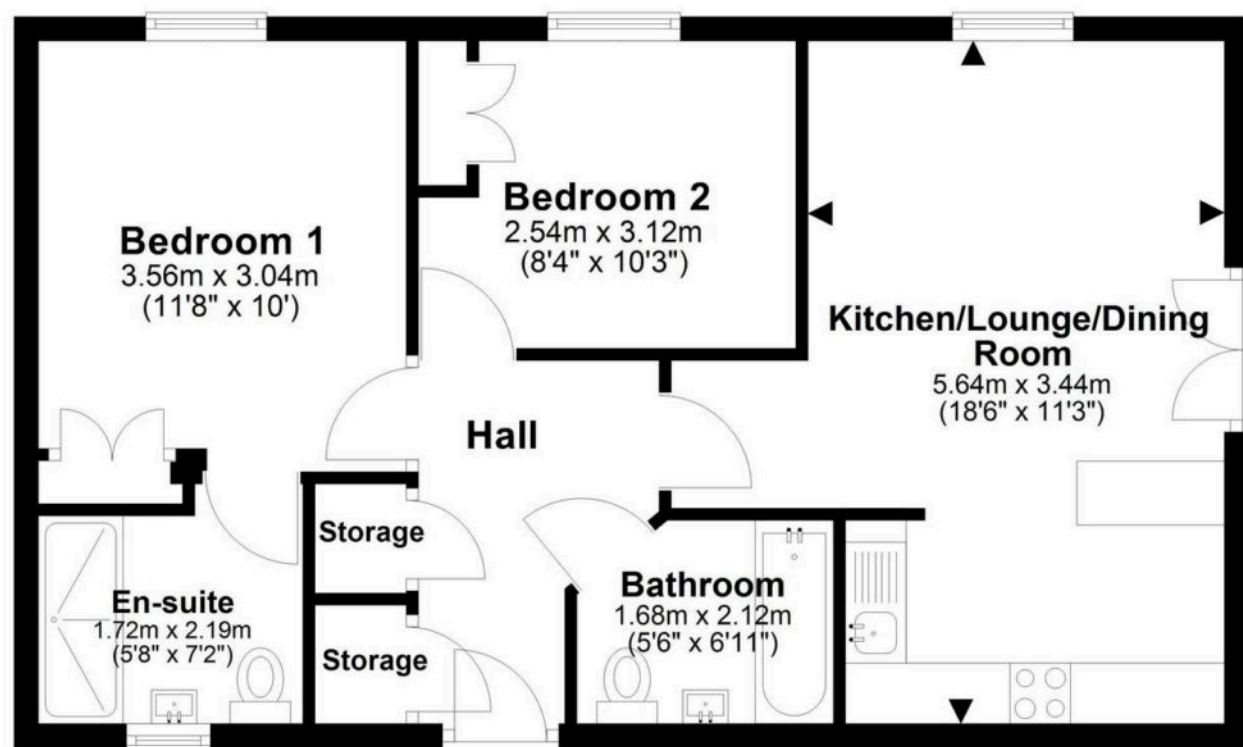
- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B





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.