



## Monterey Close Warrington

- One Bedroom Detached Home
- Discount To Market Scheme
- Mortgage Buyers Only
- Outdoor Balcony Space
- Driveway Parking
- Move In Ready
- Open Plan Living
- Close To Local Amenities
- Great Transportation Links
- Bright And Airy



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Now available to view, we are delighted to present this beautifully maintained one-bedroom link detached home. Offering a fantastic opportunity to purchase at just 85% of market value, this property is perfectly suited to first-time buyers seeking an affordable step onto the property ladder. Thoughtfully designed across two floors, the home boasts a generously sized bedroom alongside a stylish, modern bathroom on the first floor, creating a comfortable and private living environment. Upstairs, you will find a bright and airy open-plan kitchen and lounge area, perfect for relaxing or entertaining. The layout maximises natural light, creating a welcoming atmosphere throughout. From the lounge, step out onto a balcony—an ideal spot for enjoying your morning coffee or watching the sunset! Combining practicality with contemporary living, this home offers a unique and affordable step onto the property ladder, without compromising on style or comfort.



## GARDEN:

The property boasts a charming patio area perfect for enjoying a morning coffee or unwinding in the summer sun. Externally, the property benefits from a convenient private driveway, ensuring off-road parking.



## 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: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating:







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### 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

