



169 Hood Lane North  
Great Sankey, WA5 1ET

Offers In The Region Of  
£368,000

TRUE Detached Bungalow, Built in 1926, EXTENDED Accommodation, Large PLOT, GARAGE, Long LEASEHOLD, NO Chain, Carriage DRIVEWAY, Backs onto PLAYING FIELDS, TWO Double Bedrooms.

Nestled in the charming area of Great Sankey, Warrington, this delightful detached bungalow on Hood Lane North offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The well-appointed layout includes two well proportioned bedrooms.

The bungalow features two modern shower rooms, ensuring that both residents and visitors have ample space. The design of the home promotes a seamless flow between the living spaces, making it an excellent choice for those who appreciate open and airy environments.

Set in a peaceful neighbourhood, this property is not only a tranquil haven but also conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This bungalow presents a wonderful opportunity to enjoy single-storey living in a sought-after location.

Do not miss the chance to make this charming bungalow your new home.

**ENTRANCE**

UPVC Double glazed door and windows to front and side elevation.



**DINING ROOM**

16'6" x 15'8" (5.05 x 4.79)

UPVC Double glazed bay window to the front elevation, porthole window to the side elevation, spot lighting and central heating radiator.



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**KITCHEN**

9'7" x 10'8" (2.94 x 3.26)

Fitted with a range of modern white gloss units with complimentary worksurfaces, integrated oven and combination oven/grill, electric hob with extractor over, 1 and 1/2 bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, spot lighting, breakfast bar, tiled flooring and central heating radiator.

**PANTRY**

4'7" x 5'8" (1.40 x 1.75)

UPVC Double glazed window to the front elevation and tiled flooring.



**UTILITY**

5'2" x 4'4" (1.58 x 1.33)

UPVC Double glazed windows to the rear elevation, UPVC double glazed door, tiled flooring and plumbing for washing machine and tumble drier.

**WC**

6'2" x 5'11" (1.89 x 1.81)

Fitted with low level WC, pedestal wash hand basin, integrated shower cubicle, tiled splashbacks, tiled flooring and central heating radiator.

**BEDROOM TWO**

12'9" x 14'0" (3.89 x 4.29)

UPVC Double glazed bay window to the front elevation and central heating radiator.



## LOUNGE

12'9" x 20'11" (3.89 x 6.40)

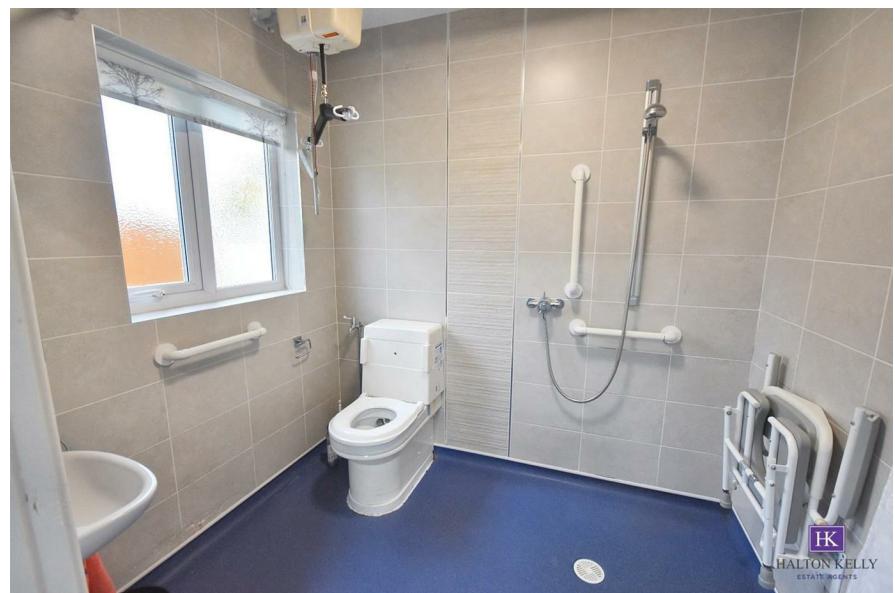
UPVC Double glazed window to the side elevation and UPVC sliding doors to the rear elevation and central heating radiator.



## WET ROOM

6'3" x 7'8" (1.92 x 2.35)

UPVC Double glazed window to the rear elevation, mains shower and fully tiled.



## MAIN BEDROOM

**MAIN BEDROOM**

UPVC Double glazed sliding doors to the rear elevation and central heating radiator.



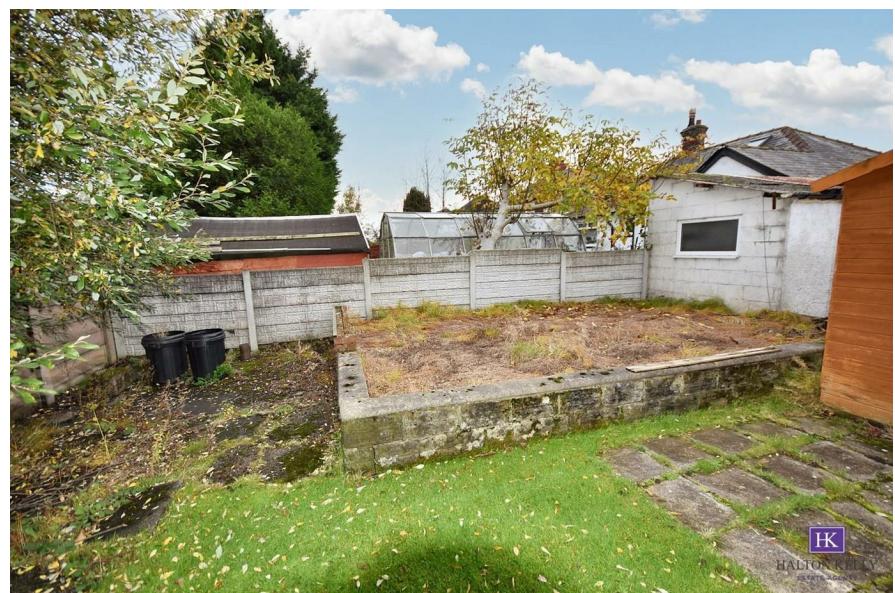
**OUTSIDE**

Block paved carriage driveway with lawned centre providing ample off road parking.



**GARDEN**

Spacious garden with paved patio area, conifer hedging, raised planters, storage shed, outbuilding and lawned section.



**OUTBUILDING**

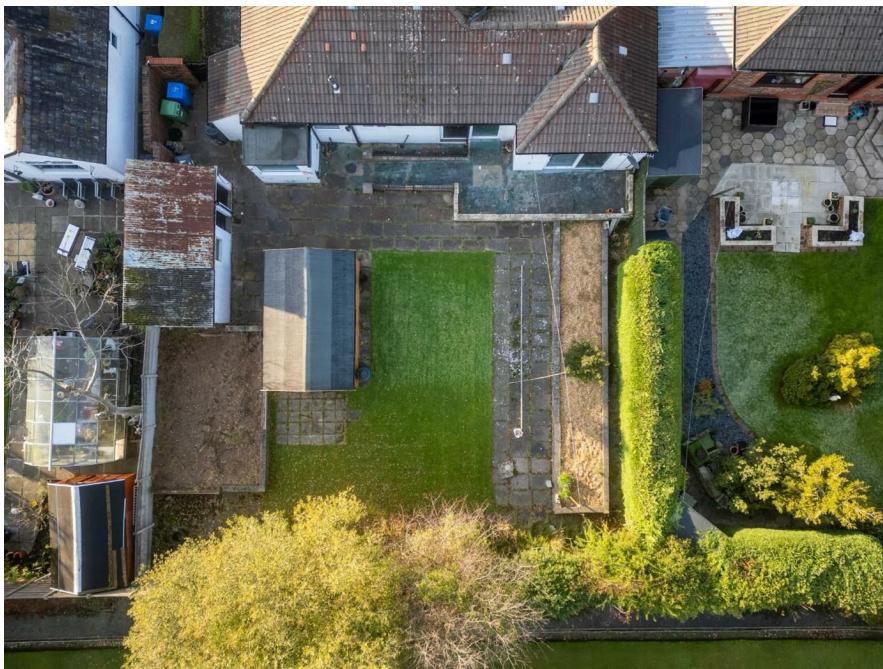


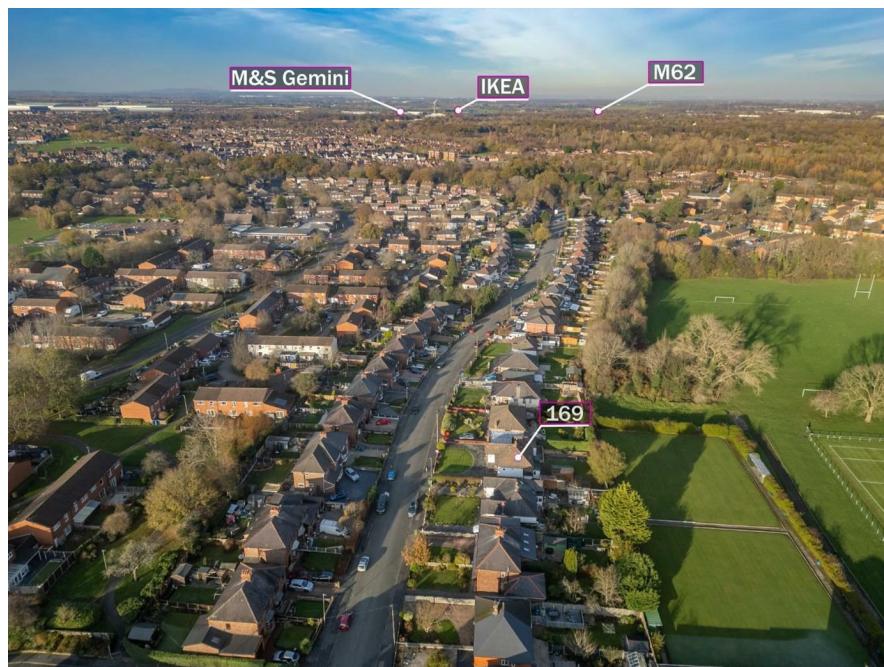
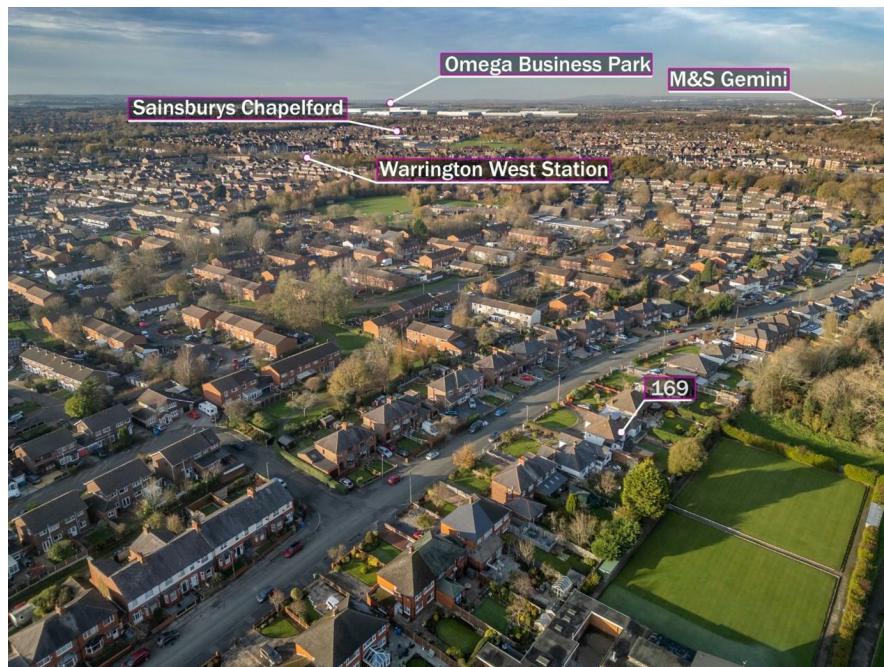
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REALESTATE

## GARDEN 2

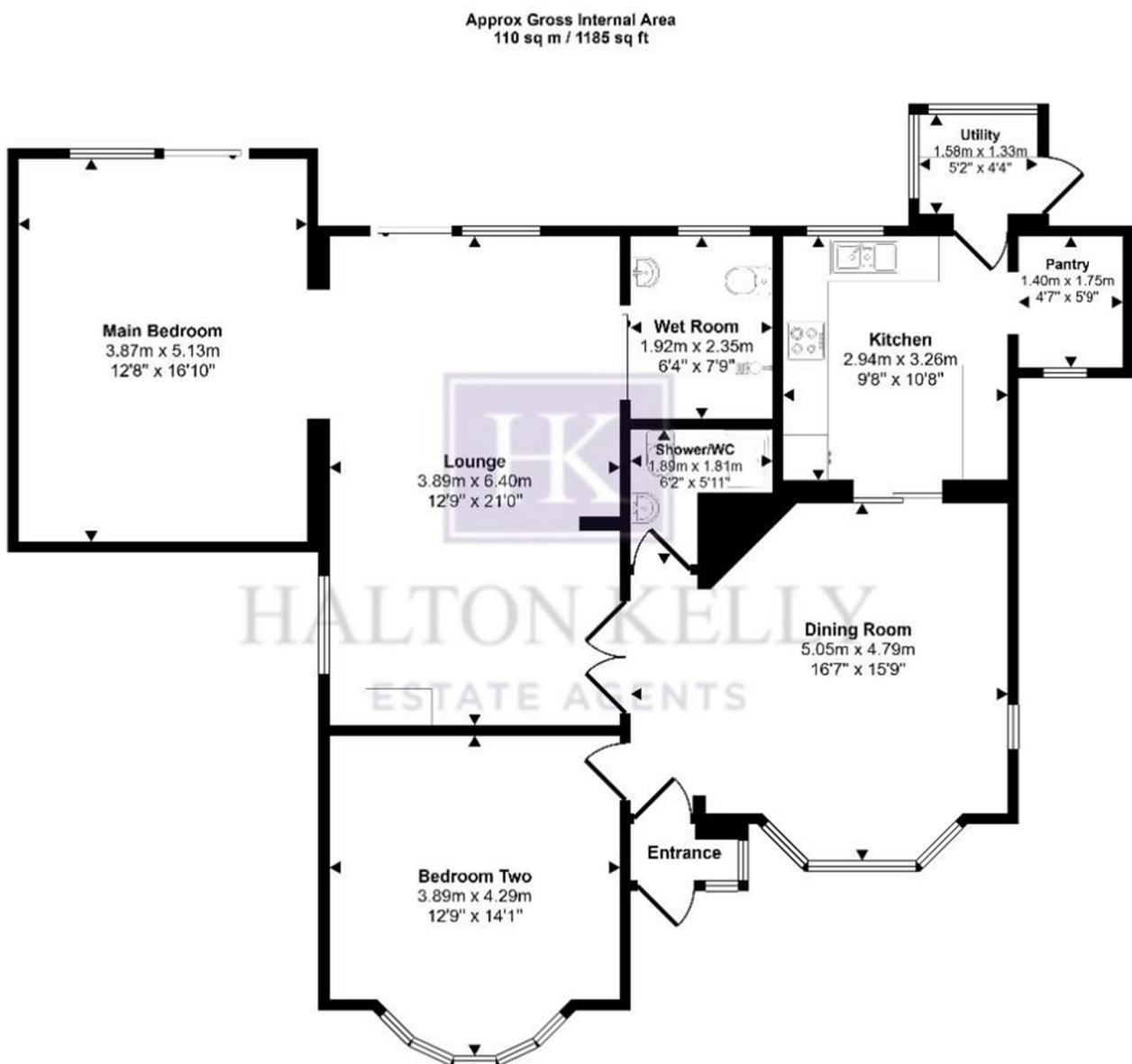


## DRONE SHOTS



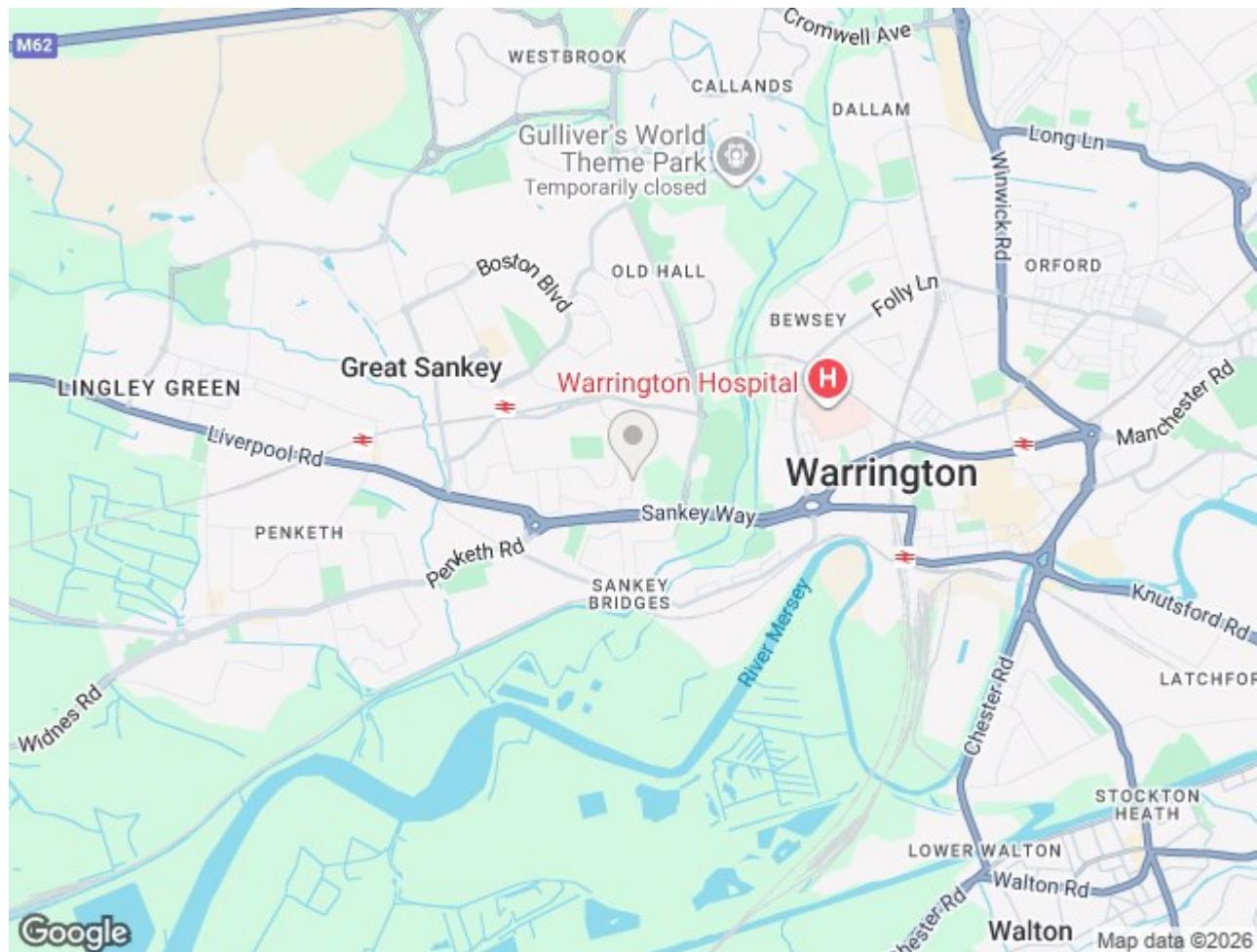






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



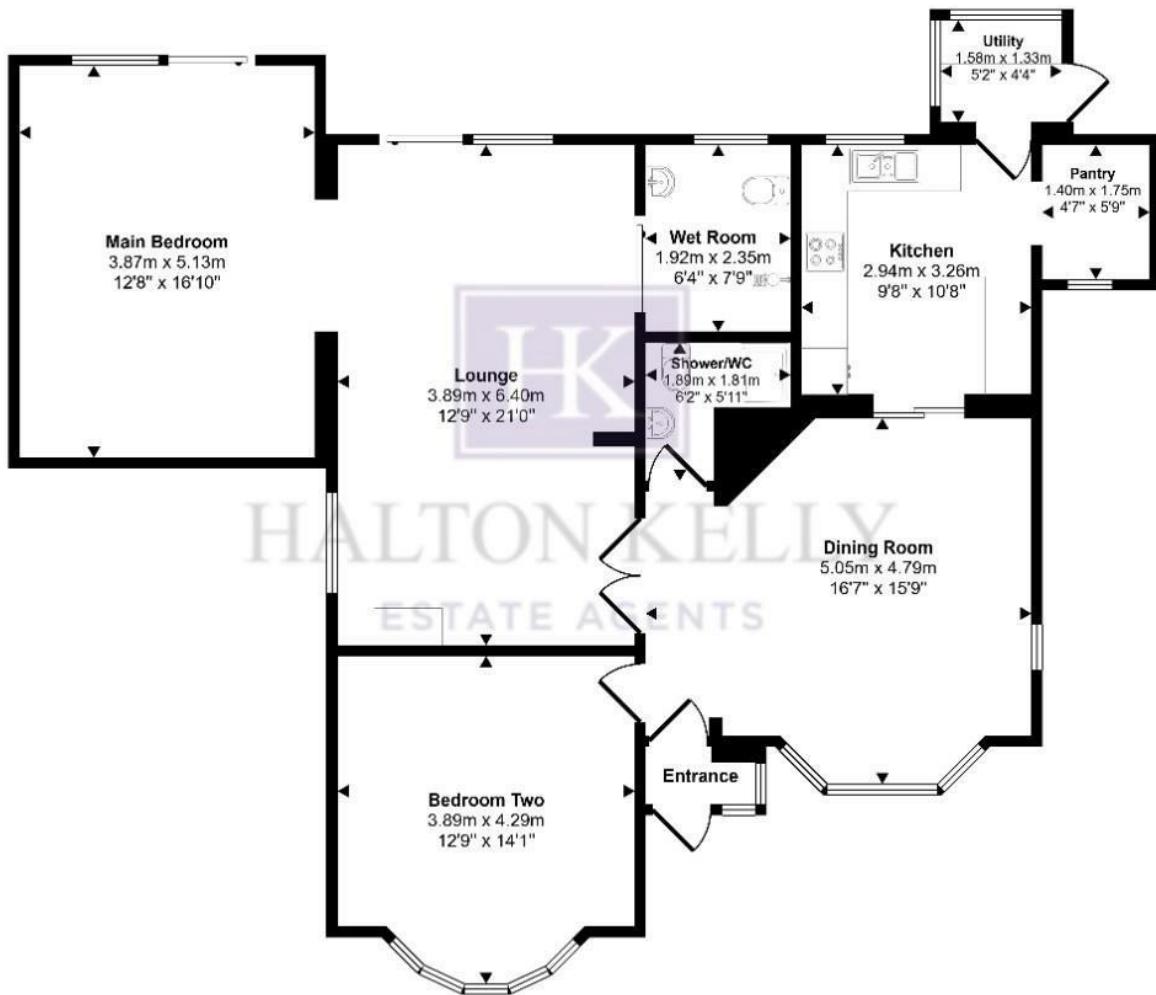
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

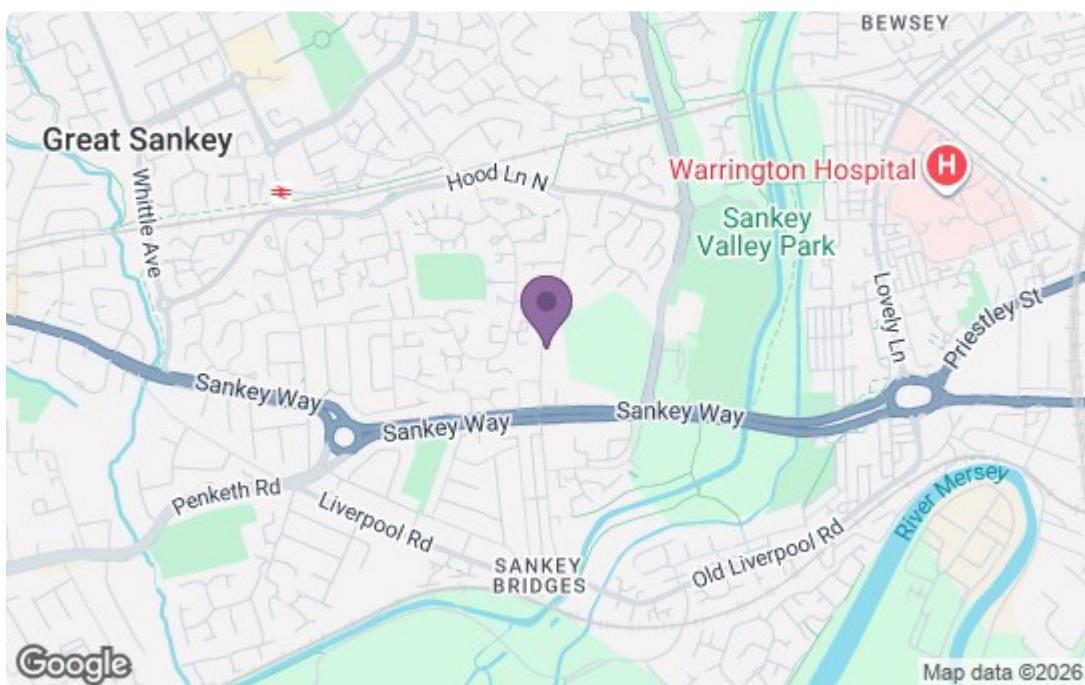
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
110 sq m / 1185 sq ft



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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.