

Marina Avenue, Great Sankey, WA5 £200,000

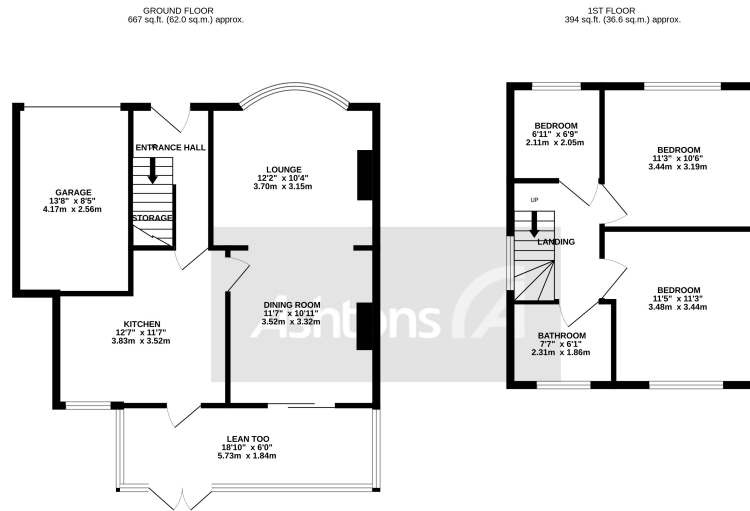


Don't miss the chance to unlock the hidden potential of this home. With a vision and a touch of modernization, you can create a truly remarkable living space. Contact our dedicated estate agents today to arrange a viewing and embark on an exciting journey of transformation in this exceptional property.

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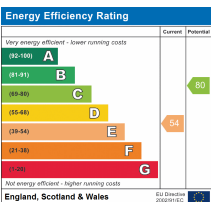
[See more of this house at ashtons.net](http://ashtons.net)





TOTAL FLOOR AREA: 1061 sq. ft. (98.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, appliances and fixtures shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Introducing a remarkable opportunity in the heart of Great Sankey! This charming 1930s home, in need of modernization, presents a unique canvas for you to transform and create your dream living space. Nestled in a highly sought-after location, this property offers immense potential to reimagine and revitalize every corner according to your personal taste and style. With a solid foundation and a wealth of period features, including the bay-fronted façade, this home provides an excellent starting point for a modernization project. Inside, you'll discover a wealth of possibilities. The two reception rooms offer a versatile layout, ready to be reconfigured to suit your specific needs. Whether you envision an open-plan design, spacious family areas, or additional bedrooms, this property grants you the freedom to craft a space that truly reflects your vision. The extended kitchen provides a great opportunity to create a contemporary culinary hub. With careful planning



www.ashtons.net



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>