



55 Nansen Close  
Old Hall, Warrington WA5 9PU

Offers Around  
£143,950

APARTMENT, TWO bedrooms, LEASEHOLD Title, CUL DE SAC position, LOVELY kitchen/diner, ALLOCATED parking, JULIET balcony, TURN KEY, BOILER NEW from three years ago, IDEAL FIRST purchase or investment.

Halton Kelly are delighted to offer for purchase this lovely turn key two bedroom apartment with allocated parking and Leasehold Title. Briefly comprising: entrance/cloaks space with stairwell to landing, a good sized lounge with Juliet balcony, kitchen/diner with Juliet balcony and pantry cupboard, bedroom one with fitted wardrobes, a good sized single second bedroom, three piece bathroom suite and access to airing cupboard.

Outside to the rear of the property is one allocated parking space.

We are informed by our vendor client that there is a weekly Service Charge of is £8.45 which also includes the Ground Rent. The boiler was also replaced 3 years ago and is under warranty.

Please contact Halton Kelly for further information and viewing arrangements.

**LOUNGE**

12'3 x 10'9 (3.73m x 3.28m)

Good sized lounge room to rear elevation with double opening doors to Juliet balcony.



**REAR OUTLOOK FROM LOUNGE**



**KITCHEN**

12'9 x 10'9 (3.89m x 3.28m )

Fabulous fitted kitchen to front elevation, four ring gas hob, integral oven, single bowl drainer, part tiled wall, space for dining as can be seen from the photography, double opening doors to Juliet balcony and access to pantry cupboard.



**LANDING**

Access to all accommodation rooms and airing cupboard.



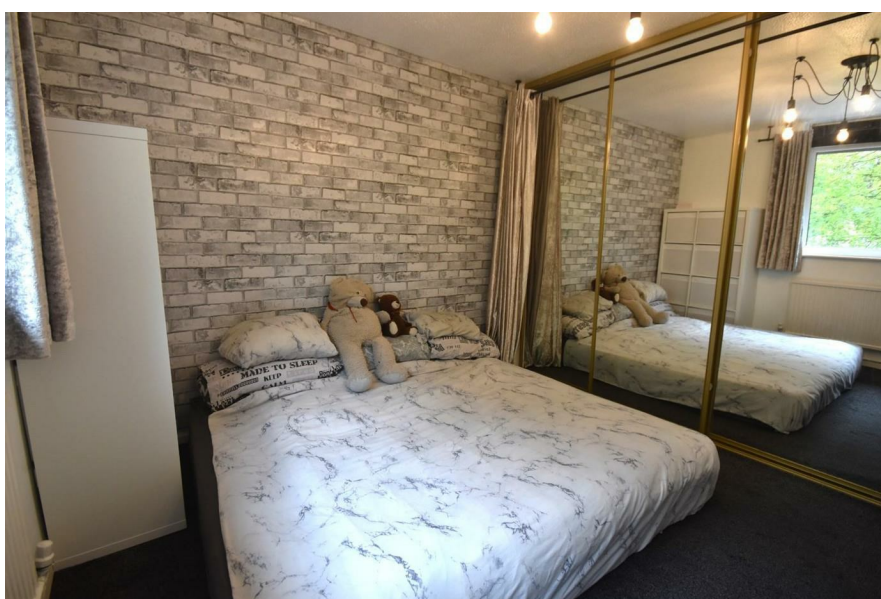
**REAR ELEVATION**



**BEDROOM ONE**

12'1 x 10'6 (3.68m x 3.20m )

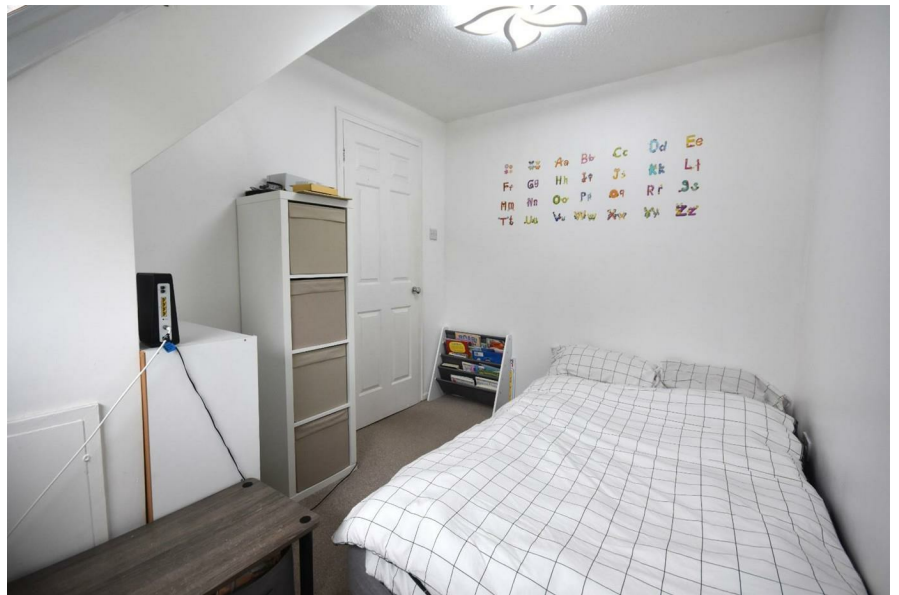
Double bedroom to rear elevation and fitted floor to ceiling wardrobe.



**BEDROOM TWO**

10'3 x 8'1 (3.12m x 2.46m )

A good sized single bedroom to front elevation.



**BATHROOM SUITE**

5'9 x 6'7 (1.75m x 2.01m)

Three piece bathroom suite with shower over bath, part tiled wall and wall mounted radiator.



**ENTRANCE/CLOAKS SPACE**

Cloaks area and stairwell to landing.




**ALLOCATED PARKING AREA**

Single parking area located to the rear of the property.




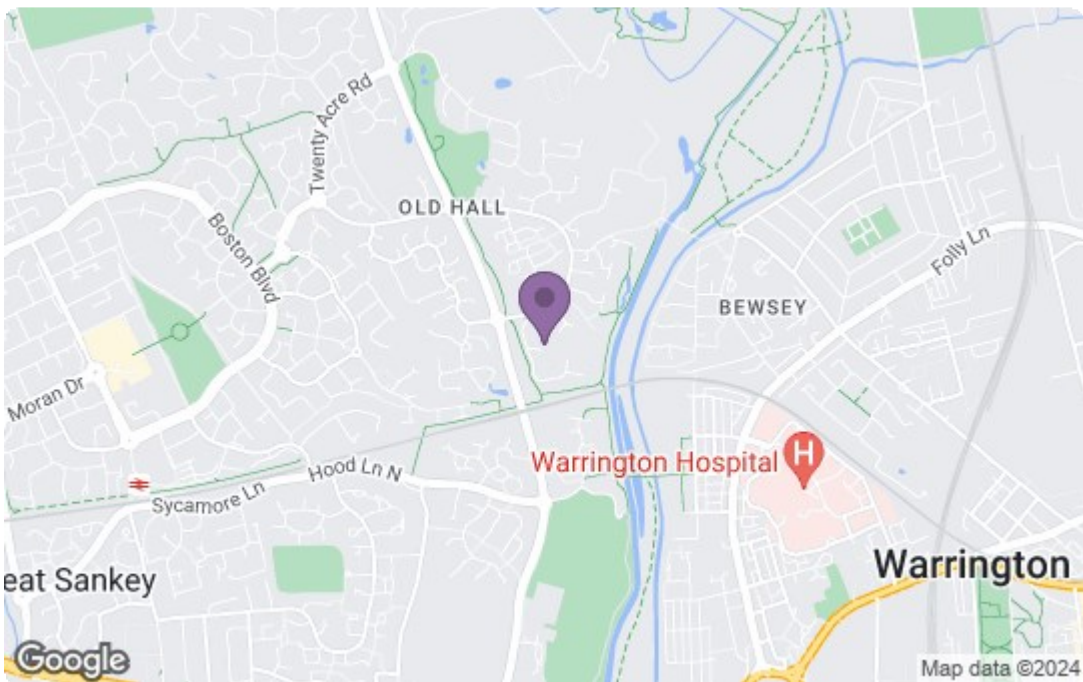




### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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.