



21 Barmouth Close
Callands, Warrington WA5 9RU

Offers Around
£94,000

TOP Floor APARTMENT. TWO Bedrooms. Leasehold Title. OFF ROAD Parking. GREAT First Purchase. INTEGRAL Wardrobe. Modern SHOWER Suite. IDEAL location. NO CHAIN. READY to move in.

Halton Kelly are pleased to offer for purchase this two bedroom Apartment situated on the top floor and is offered with the benefit of no chain. Ideally located for local schools, amenities, parks, motorway networks it also provides off road parking. We are advised by the vendor it is Leasehold Title Ground Rent of £100 pa and a Service Charge of £2000 pa.

Briefly comprising, Entrance Hall, Lounge, Kitchen, two Bedrooms and Shower Suite.

Outside is off road parking.

Please call Halton Kelly for further information and accompanied viewings.

LANDING TO ENTRANCE



ENTRANCE HALL

Access to all rooms.



LOUNGE

14' x 12' (4.27m x 3.66m)

Situated at the front of the Apartment with laminate wood floor and open access to the Kitchen.



KITCHEN

8'6 x 8'3 maximum (2.59m x 2.51m maximum)

Fitted Kitchen with wall and base units, single bowl drainer, four ring gas hob with overhead extractor, electric oven, Heat Line combi boiler (we are advised is serviced annually), fridge/freezer (to remain) and plumbing for washing machine.



BEDROOM ONE

10'9 x 8'8 (3.28m x 2.64m)

Double bedroom to the front elevation and double integral wardrobe.



BEDROOM TWO

9' x 8'1 (2.74m x 2.46m)

Single bedroom to the rear elevation.



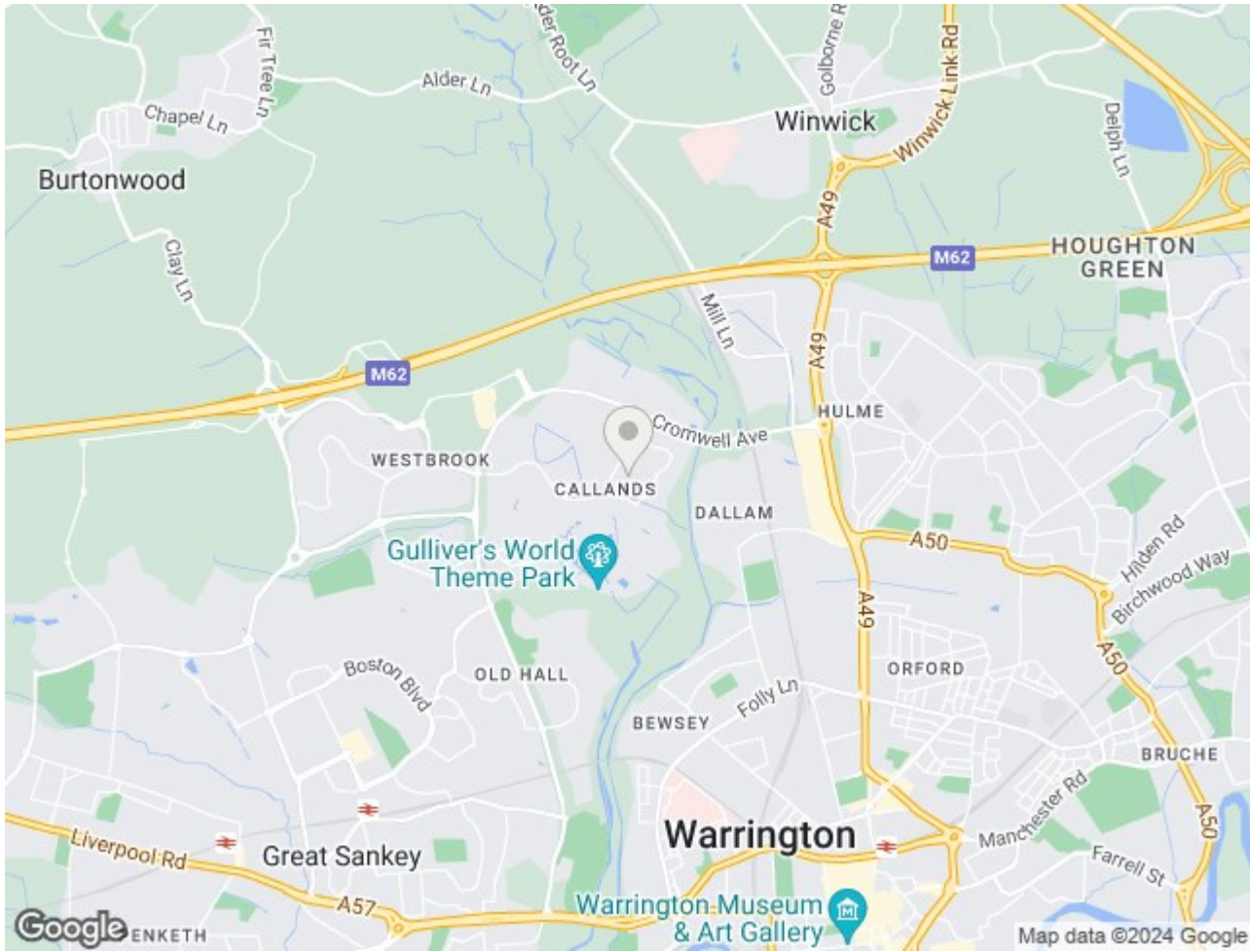
SHOWER SUITE

Modern white shower suite, large walk-in shower cubicle and chrome wall radiator.



OUTLOOK FROM LOUNGE







Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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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.