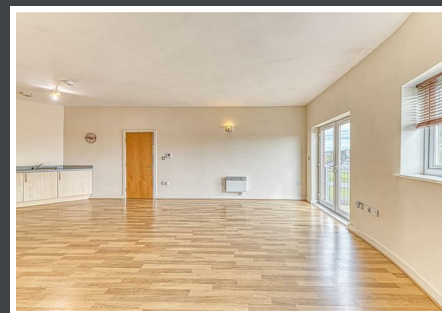
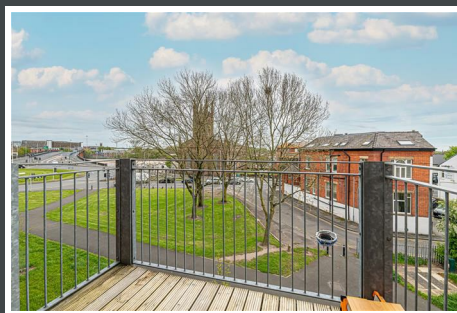




Dunlop Street, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Two Bedrooms
- Private Balcony
- Lift Access
- Investment Opportunity
- First Time Buyer
- Two Bathrooms
- Close to Amenities
- Transport Links Nearby
- Spacious Apartment

DESCRIPTION

Introducing to the market a contemporary third floor apartment located in the heart of Warrington. Situated in a highly convenient location, being only a short walk to Warrington Town Centre or Stockton Heath, this property is ideal for commuters or even those without private transport. The apartment features two well appointed bedrooms, providing ample space for a couple, or even for those who require a home office, making it perfect for either a first-time buyer, a downsizer, or an investor.

Through the main entrance on the ground floor, residents have the option of accessing the apartment via the stairs or lift access making it suitable for individuals of all ages. Upon entering the apartment, you are greeted by a spacious hallway, leading through to an open plan reception room/kitchen area, perfect for entertaining guests or simply relaxing after a long day. This property also features it's own balcony, so residents are able to enjoy a breath of fresh air whilst sipping their morning coffee or unwinding in the evening. From the hallway is also two bedrooms and the main bathroom, with bedroom one benefitting from a private En-suite, providing convenience and luxury for everyday living.



EXTERNAL

In addition to the balcony is a beautifully kept communal courtyard leading to the main entrance. The building is situated on a quiet side road providing space for parking.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.26m x 6.77m Lounge/Kitchen
- 5.05m x 2.66m Bedroom One
- 2.09m x 1.46m En-suite
- 4.23m x 2.68m Utility Room
- 1.71m x 2.76m Bathroom

SERVICES

Electric heating
Mains connected: Electric, Water
Drainage: Mains
Broadband Availability: Up to 77Mb (Via TalkTalk)

LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Liverpool. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.



DISTANCES

- Riverside Retail Park 0.5 mile walk
- Stockton Heath 0.9 mile walk
- Warrington Town Centre 0.6 mile walk
- Manchester Airport 15.7 miles via M56
- Manchester City Centre 21 miles via M62
- Liverpool City Centre 19.4 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

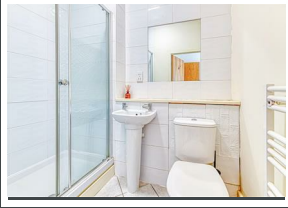
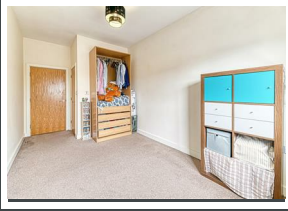
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





Second Floor Apartment

Approx. 75.7 sq. metres (814.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

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	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



Mark Antony

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