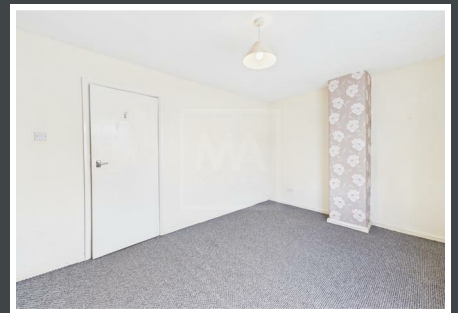




Hall Street, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Amenities Close By
- Two Bedrooms
- Separate Lounge
- First Time Buyers
- Transport Links
- Parking To The Rear
- Investment Property
- Buy To Let
- Ground Floor Apartment

INTERIOR

This apartment welcomes you with a generous entrance hall complete with built-in storage, setting the tone for practical living. The kitchen is thoughtfully laid out, offering ample workspace and additional storage, ideal for everyday convenience. The lounge is bright and well-proportioned, perfect for relaxing or entertaining. Upstairs, you'll discover two generously sized bedrooms designed for comfort and flexibility. Both rooms are conveniently served by a well-appointed bathroom featuring all the essentials for everyday living. Further storage options upstairs add to the home's functional appeal. Located just a stone's throw from a variety of amenities and excellent transport links, this apartment combines comfort, accessibility, and practicality—making it an ideal choice for small families or investors seeking a well-connected home.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)

EXTERIOR

The property benefits from secure residents' parking located to the rear, offering a convenient and dedicated space for your vehicle.



LOCATION

Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance.

GENERAL INFORMATION

Local Authority: Warrington Council

Council Band: A

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

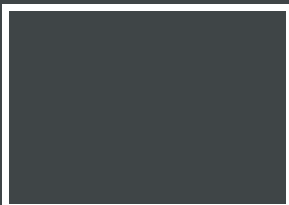
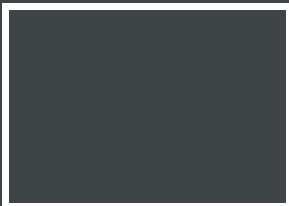
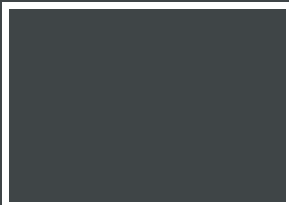
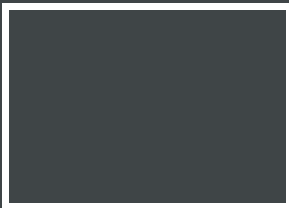
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





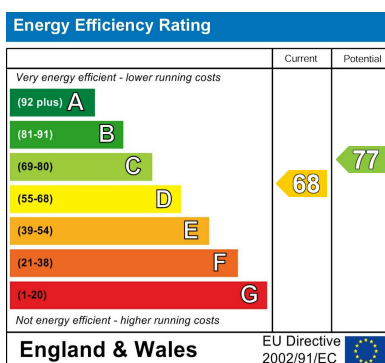
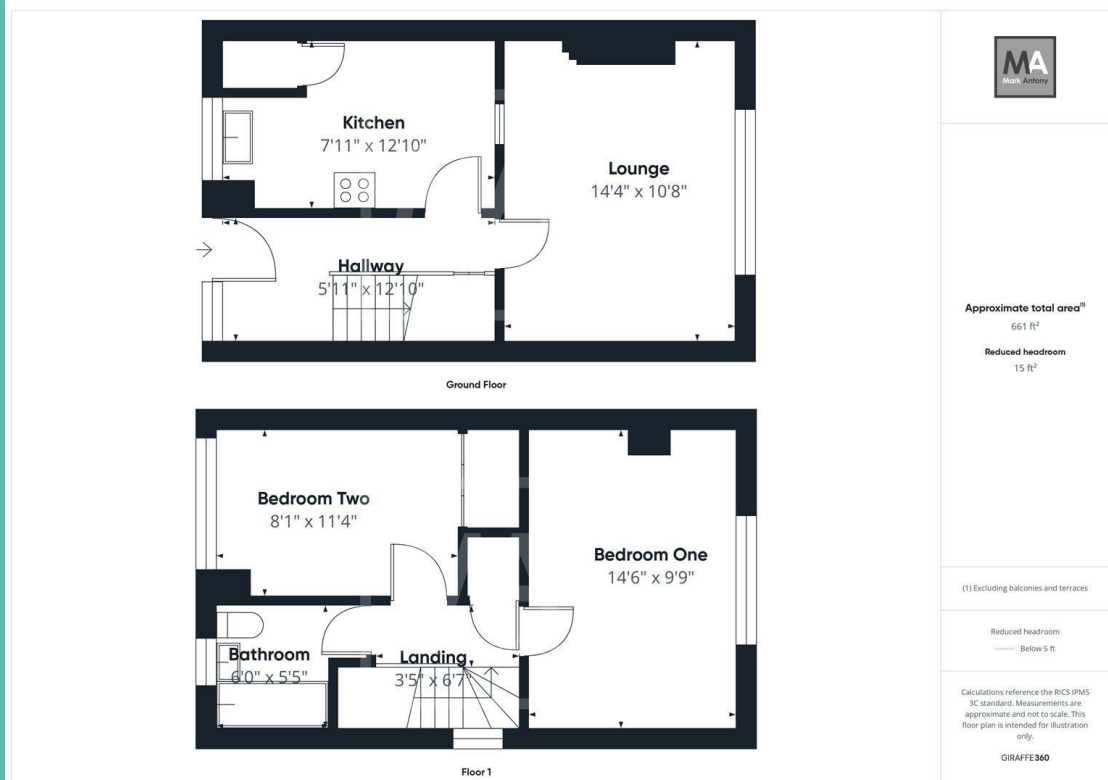


IMPORTANT NOTICE

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.



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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

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