



BALLANTYNE PLACE
WINWICK
WA2 8HD



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Attractive Ground Floor Two Bedroom Apartment In A Highly Sought After Location, Offered With No Onward Chain. Neatly Presented And Enhanced By Two Charming Bay Windows, This Property Enjoys A Private Position With Allocated Parking And Benefits From A Secure Communal Entrance Hallway.

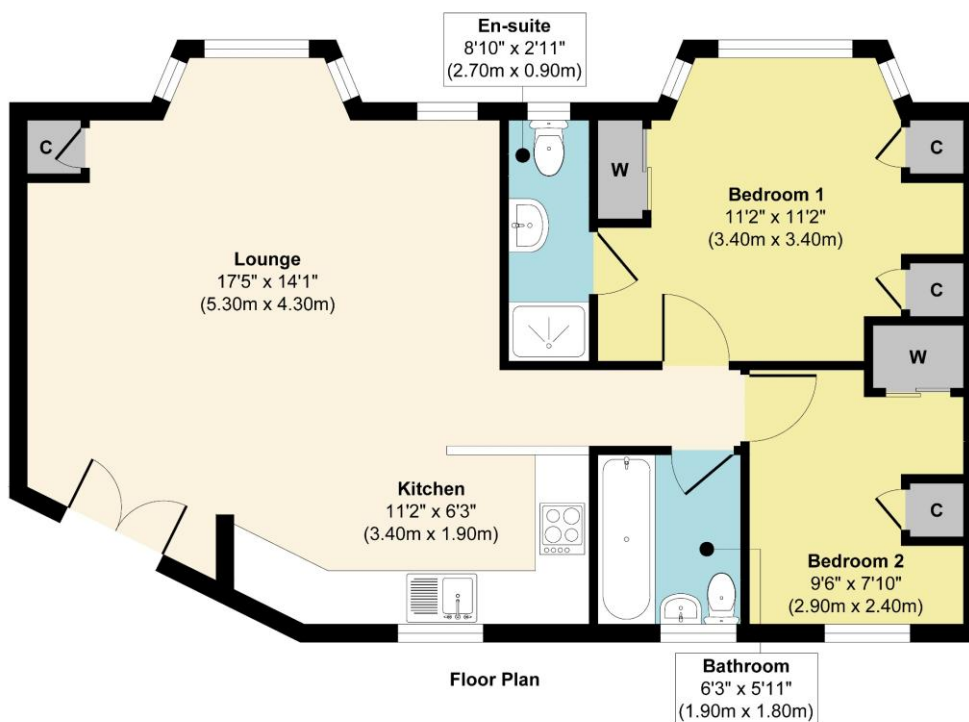
The accommodation briefly comprises a spacious open plan lounge flowing through to the modern kitchen, a principal bedroom with en-suite shower room, second bedroom, and a well-appointed bathroom. The layout is ideal for modern living, offering comfort and convenience in equal measure.

Perfect for first-time buyers, downsizers, or investors alike, this appealing apartment combines a peaceful setting with excellent local amenities and transport links close by.

No chain involved – early viewing is highly recommended to avoid disappointment.







Approx. Gross Internal Floor Area 644 sq. ft / 59.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Standard – download 5mbps, upload 0.6mbps, Superfast – download 80 mbps, upload 20 mbps

Mobile Signal/Coverage:

Flood Risk: Very low

Local Authority:

Warrington Borough Council

Council Tax:

Tax Band C

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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