



Wheaton Avenue | Halton | LS15 7SS

£110,000

Two Bedroom Apartment | Council Tax Band A | EPC Rating C

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\*\*\* FIRST FLOOR APARTMENT \* IDEAL LOCATION \* LOW MAINTENANCE FEES \*\*\*

I'm delighted to present this wonderful flat for sale, ideal for first time buyers or investors. The property is in good condition and offers ready to move into accommodation along with a replaced boiler (2022) and a new ceramic hob to the kitchen. Ready for you to make it your own.

This residence features two spacious double bedrooms, offering plenty of room for relaxation and personal space. An open-plan reception room provides a welcoming area for entertaining or unwinding, seamlessly integrating living with dining and kitchen spaces with a for a modern lifestyle.

The flat boasts a well-maintained wetroom ensuring convenience for all occupants.

The flat is rated C on the EPC scale, demonstrating a reasonable energy efficiency level. It falls within council tax band A, making it an affordable choice in terms of local taxes.

Location-wise, the property enjoys a prime position with excellent public transport links close by, making commuting a breeze. Local amenities are plentiful, ensuring you have easy access to shops, restaurants, and other essential services. The property is also close to several schools, perfect for families with school age children.

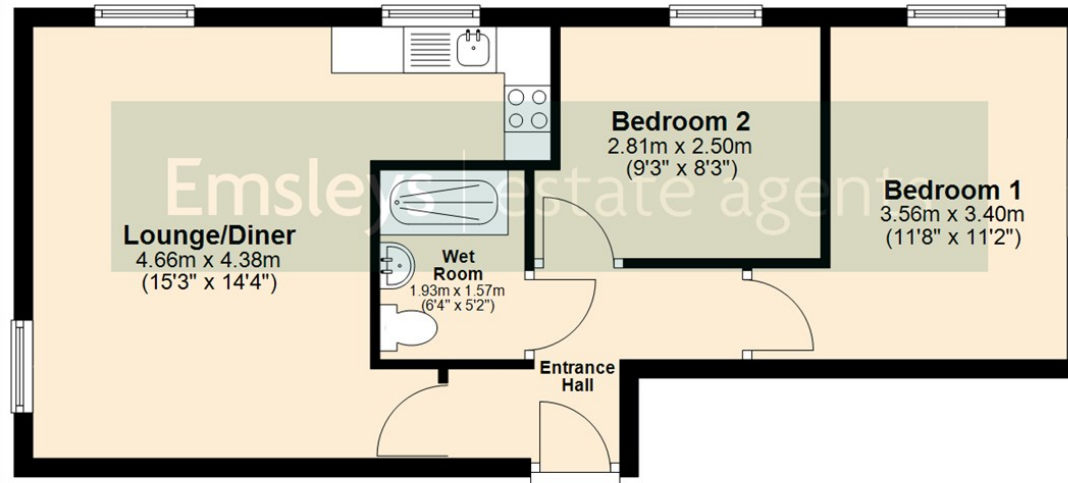
This wonderful flat offers a unique blend of comfort, convenience, and affordability. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing.





## Ground Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 46.8 sq. metres (503.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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