

Property Particulars

Halliwell Heights, Walton-Le-Dale.



- **Beautifully Presented Ground Floor Apartment**
- **Stylishly Decorated & A Quality Finish Throughout**
- **A Well Equipped Fitted Kitchen**
- **Very Well Maintained Common Areas**
- **Two Double Bedrooms**
- **Large Lounge Area - To Dining Area to - Open Plan Kitchen**
- **Gas Central Heating & uPVC Double Glazing**
- **Two Parking Bays**

£120,000

A beautifully presented ground floor apartment, beautifully decorated and a high quality finish throughout. Accessed from the ground floor communal hall, which is very well presented. There are two double size bedrooms, with the master having an en suite double size shower compartment, a great sized open plan lounge area, dining area and a well equipped fitted kitchen. The apartment has gas central heating and uPVC double glazing and have two allocated parking bays to the rear. Being set in the most sought after location of Holland House Farm in Walton le Dale. Close to great main road connections, out of town shopping centers and super markets. Viewing is highly recommended.

Entrance Hall -

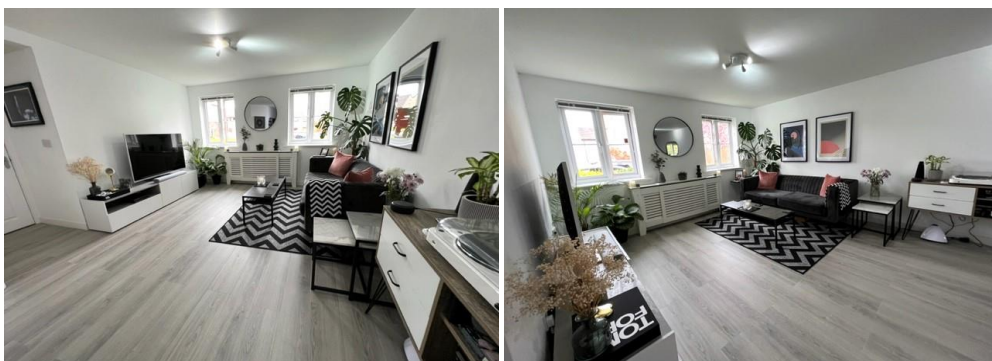
Accessed via the communal hall, intercom system access, ceiling light and doors off. Lovely quality laminate flooring.

Lounge/Diner/Kitchen - 29' 2" x 12' 6" (8.88m x 3.81m)

A combined measurement of the entire area.

Lounge -

With two uPVC double glazed window to the front elevation, ceiling light, quality laminate flooring, radiator, T.V. aerial point, Wifi, Sky and Virgin, opens to dining and then to the kitchen.



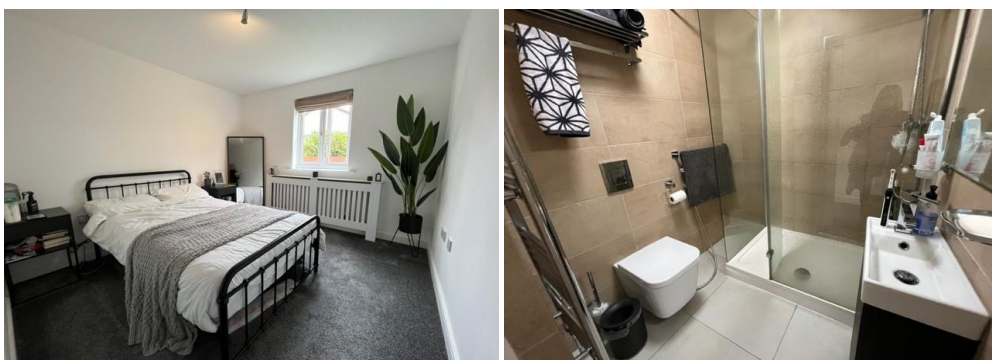
Kitchen -

A well fitted, designed and equipped kitchen with a range of wall, drawer and base units with contrasting working surfaces. Integrated appliances comprising, fridge freezer, electric oven, gas hob, stainless steel splash back to the hob, stainless steel canopied extractor hood, one and a half stainless steel sink unit and drainer, space for washer, laminate flooring, uPVC double glazed window to the rear elevation, spot lights to ceiling.



Bedroom One - 10' 3" x 9' 5" (3.12m x 2.87m)

A double master bedroom with a uPVC double glazed window to the rear elevation, radiator, ceiling light and door to en suite.



En Suite -

A beautifully presented three piece suite, double size glazed shower compartment with a fixed rainwater effect shower head and a second adjustable, wash hand basin set on a vanity unit, concealed cistern raised Grohe W.C. contemporary fully tiled elevations, tiled flooring, heated towel rails and extractor fan.

Bedroom Two - 13' 8" x 7' 5" (4.16m x 2.26m)

Another good double bedroom with a uPVC double glazed window to the rear elevation, radiator, ceiling light, built in storage cupboard.



Bathroom -

Another stunning bathroom with a quality three piece suite comprising a Grohe raised W.C. with a concealed cistern. Paneled bath with a glazed screen and main shower over, wash hand basin set on a vanity hand unit, contemporary fully tiled elevations and contrasting floor tiling, opaque uPVC double glazed window to the front elevation, heated towel rail.



Outside -

To the front of the apartment there are communal well kept gardens and an archway to the side accessing the rear car parking bays.

Rear Car Parking -

There are two bays allocated to this apartment.

Disclaimer -

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm