

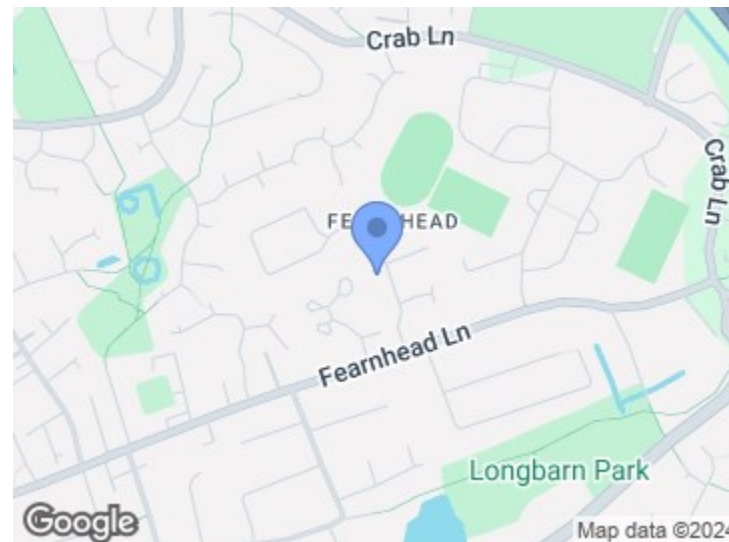
# Fearnhead



Total area: approx. 55.8 sq. metres (600.8 sq. feet)

## Location

'Location, Setting & Convenience' are all on offer, this apartment is ideally situated within close proximity to 'Birchwood Train Station', offering direct links to both Manchester and Liverpool. For those who regularly commute or simply enjoy exploring nearby cities, this is a fantastic advantage. Additionally, the property benefits from convenient access to major motorway links including the M6 and M62, as well as Warrington Town Centre. This means residents can easily access a range of amenities, including shopping centres, restaurants, and recreational facilities.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		78	79	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

SECOND FLOOR Purpose Built Apartment | CLOSE to COMMUTER LINKS | PICTURESQUE GARDENS | Fitted Kitchen with APPLIANCES | OPEN PLAN Lounge & Dining Area | ALLOCATED PARKING. A most generous apartment comprising an entrance hall, lounge and dining area with open views, fitted kitchen with integrated appliances, main bedroom with fitted furniture, guest bedroom and a three piece bathroom suite.

£130,000

# Fearnhead Templeton Drive



'Mansfield Apartments' is one of three purpose built buildings known collectively as 'Priestley Park'. Tucked away towards the end of Templeton Drive, this second floor apartments enjoys picturesque views over communal gardens which are professionally maintained by the 'Greenbelt Group' will all residents contributing £170 per annum for the privilege.

Accessed from either the front or rear elevations upon the communal staircase will lead to the upper floors. This apartment is located on the second floor along with only one other and also enjoys a dual aspect communal lobby area.

The internal accommodation comprises an entrance hall with an intercom entry system, a bright and airy reception room with a lovely bay window to the front aspect which flows into the dining area which in turn leads into the fitted kitchen featuring integrated appliances. main bedroom with two double fitted wardrobes, guest bedroom and a bathroom fitted with a three piece suite in white with chrome fittings.

Allocated parking, in addition to visitor parking, warmed by gas central heating, double glazing and offered for sale with no upward chain, this is a fantastic opportunity to purchase a second floor apartment situated in such a prime position within a highly popular residential area.

## Accommodation

### Ground Floor

#### Communal Entrance Hall

Ground floor entry from both the front and rear elevations in addition to the staircase to the upper floor apartments.

#### Second Floor Communal Lobby

PVC double glazed windows to both front and rear elevations and the staircase leading to both the first and third floors.

### Apartment

#### Entrance Hall

9'10" max x 7'4" max (3.02m max x 2.25m max)  
An 'L' shaped reception with intercom system and a central heating radiator.



#### Bedroom Two

9'1" x 8'5" (2.77m x 2.58m)  
PVC double glazed window to the front elevation and a double central heating radiator.

#### Bathroom

6'10" x 5'11" (2.10m x 1.82m)  
Three piece suite including a panelled bath with an 'Aqualisa' thermostatic shower above and screen, pedestal wash hand basin and a low level WC. Part tiled walls, shavers point and a double central heating radiator.

### Outside

#### Tenure

Leasehold with a Term of 999 Years from 1st January 2003 dated 23rd August 2004 with an annual ground rent of £150 Payable to 'HomeGround'.

#### Service Charge

Monthly Service Charge of £135.25 Payable to 'Premier Estates' & an Annual Charge of £170 Payable to 'Greenbelt' for grounds maintenance.

#### Council Tax

Band 'B' - £1,681.94 (2024/2025)

#### Local Authority

Warrington Borough Council.

#### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### Postcode

WA2 0WT

#### Possession

Vacant Possession upon Completion.

#### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



#### Lounge & Dining Area

19'4" x 12'0" (5.91m x 3.66m)  
PVC double glazed bay window to the front elevation, television point, telephone point, double central heating radiator and a single central heating radiator.

#### Kitchen

12'5" x 7'4" (3.80m x 2.26m)  
Range of fitted base, drawer and eye level units with concealed lighting and a wine rack. Integrated appliances including a four ring electric hob with oven below and an illuminated chimney extractor above, fridge/freezer and a washing machine. Stainless steel single sink drainer unit set in a granite style, heat resistant, roll edge work surface with tile splashback and a wall mounted 'Alpha In Tec 34C' combi gas boiler. Inset lighting, tile effect vinyl flooring, storage cupboard and a PVC double glazed window to the rear elevation.

#### Bedroom One

11'10" max x 11'3" (3.61m max x 3.44m)  
Fitted with two double wardrobes providing hanging and shelving space set adjacent to a recess with further shelving, television point, telephone point, PVC double glazed window to the rear elevation and a double central heating radiator.

