

Trinity Green



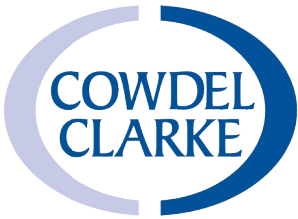
WELL-PRESENTED TWO-BEDROOM APARTMENT | SUPERB TOWN LOCATION | EXCELLENT TRANSPORT LINKS TO MANCHESTER & LIVERPOOL | FAMILY BATHROOM & EN-SUITE | This well-presented two-bedroom apartment comprises an entrance hallway with storage/utility cupboard, through lounge, dining room and kitchen featuring matching drawer eye and base level units, two double bedrooms, family bathroom and an en-suite. Located next to the town centre this apartment benefits from excellent transport links via the two rail stations, ease of access to the motorways, short walk to Warrington Market which hosts an abundance of eateries, leisure facilities and vendors. The apartment is also a stone's throw from The Golden Square where there is a myriad of retailers to explore. Uniquely this apartment benefits from gas central heating.

Offers In Excess Of £130,000



Tel: 01925 600 200

Trinity Green Holywell Drive



Accommodation

Communal Entrance

First Floor Entrance

Entrance Hallway

10'2" x 7'10" (3.12m x 2.39m)

Utility Area

3'11 x 2'3 (1.19m x 0.69m)

Lounge

14'11" x 10'11" (4.55m x 3.35m)

Dining Area

12'2" x 8'0" (3.71m x 2.46m)

Kitchen

8'1 x 7'2 (2.46m x 2.18m)

Bedroom One

11'10 x 11'4 (3.61m x 3.45m)

En-Suite Shower Room

7'8 x 5'1 (2.34m x 1.55m)

Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

Bathroom

7'10 x 6'5 (2.39m x 1.96m)

Outside

Communal gardens with parking to the rear & space for guest parking.

Tenure

Leasehold

Council Tax

Band

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

WA1 2GG

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

