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**27 Creola Court, Louisiana Drive, Warrington, WA5 3TL**

**£145,000**

IMPRESSIVE GROUND FLOOR APARTMENT, TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM TO THE MASTER BEDROOM, IMPRESSIVE OPEN PLAN LOUNGE/DINING/KITCHEN AREA, UPVC DOUBLE GLAZING, ALLOCATED PARKING, CLOSE TO LOCAL AMENITIES AND TRAIN STATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for sale this impressive ground floor apartment which benefits from Upvc double glazing, electric heating and close proximity to local amenities and train station. The accommodation briefly comprises: Entrance hallway, open plan lounge/dining/kitchen area with built in oven and hob, master bedroom with fitted wardrobes and ensuite shower room, second double bedroom and a bathroom/w.c. Externally the property has allocated parking. Viewing highly recommended.

## ENTRANCE HALLWAY



With built in storage and utility area plumbed for a washing machine, wood laminate flooring, intercom entry system.

## ENSUITE SHOWER ROOM



Fitted with a corner shower enclosure, low level w.c and pedestal wash hand basin, part tiled walls, extractor unit.

## OPEN PLAN LOUNGE/DINING/KITCHEN AREA



Good sized open plan lounge/dining/kitchen area with Upvc double glazed French doors to the front elevation, fitted with a range of wall and base units incorporating stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with back plate and extractor, inset ceiling spot lighting, wood laminate flooring.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation.

## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes, access door leading to the ensuite shower room.

## BATHROOM/W.C



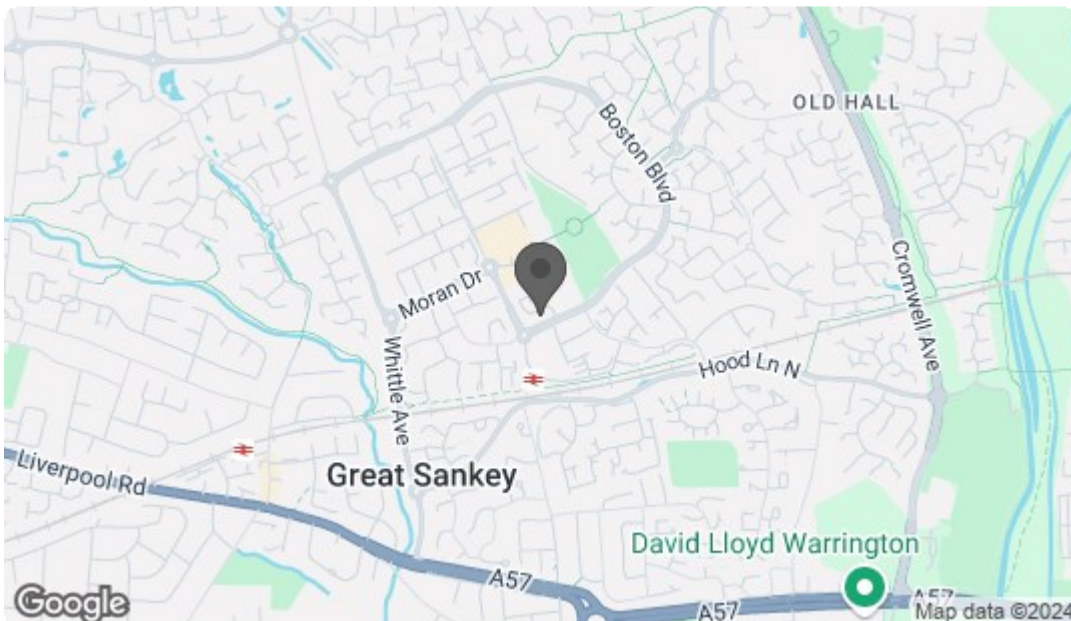
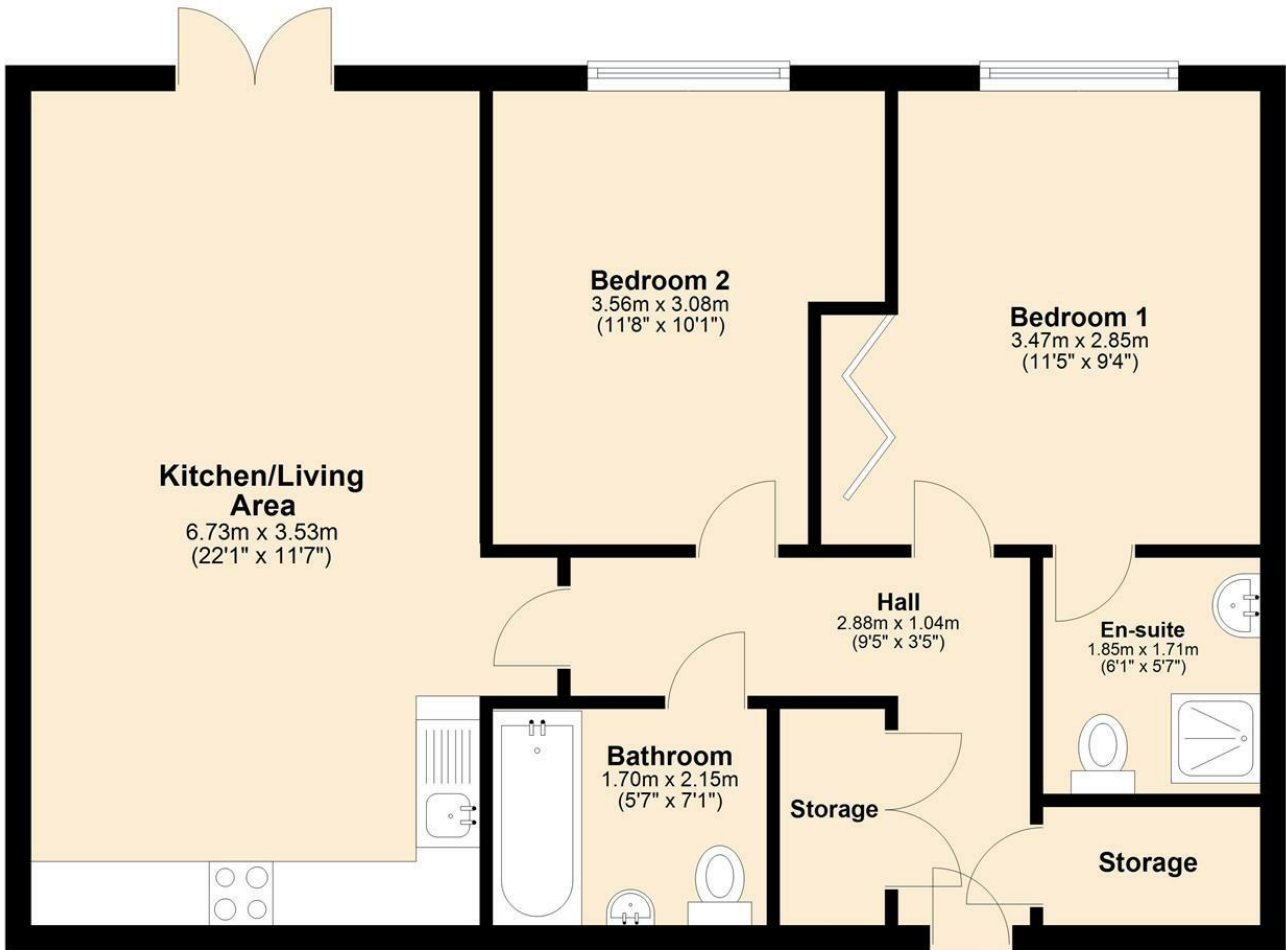
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass screen, part tiled walls, extractor unit.

## OUTSIDE

Externally the property has allocated parking.



# Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	