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21 Moorside, Warrington, WA4 1RN

£135,000

FABULOUS FIRST FLOOR APARTMENT, TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM, IMPRESSIVE OPEN PLAN LOUNGE/DINING/KITCHEN AREA WITH INTEGRATED APPLIANCES, STUNNING VIEWS, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell & Co. are delighted to offer for purchase this first floor apartment located in a sought after location with stunning river views and within 15 minutes walk to Stockton Heath.

Benefitting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, impressive lounge/dining/kitchen area with "Juliette" balcony and integrated appliances, two double bedrooms, ensuite to master bedroom and a three piece modern bathroom. Externally the property has allocated parking. Viewing highly recommended.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA



Impressive open plan living and kitchen space with French doors opening to a "Juliette" Balcony with stunning river views, fitted wall and base units to the kitchen area incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, part tiled walls, plumbed for a washing machine, Upvc double glazed window to the rear elevation.

MASTER BEDROOM



With Upvc double glazed French doors opening to a "Juliette" balcony.

ENSUITE SHOWER ROOM

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

BEDROOM TWO



Double bedroom with a Upvc double glazed window.

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath, part tiled walls, inset ceiling spot lighting, extractor unit.

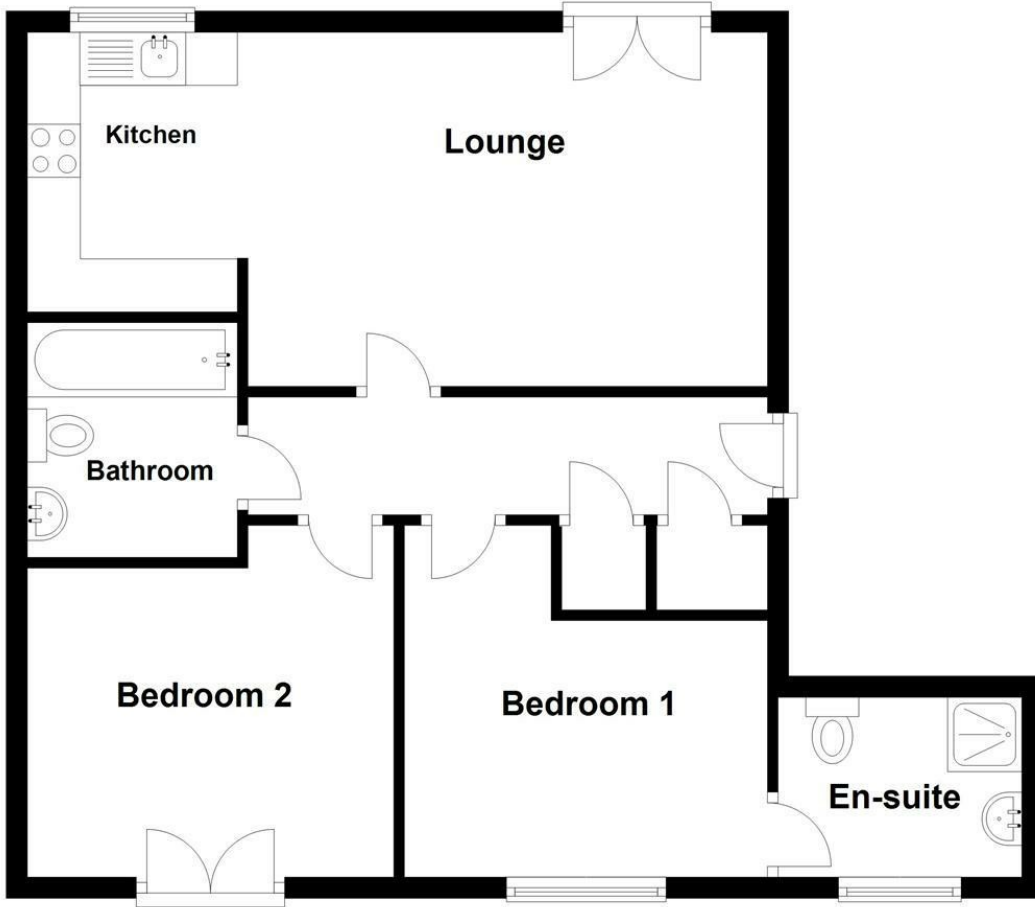
OUTSIDE

Externally the property has allocated parking.

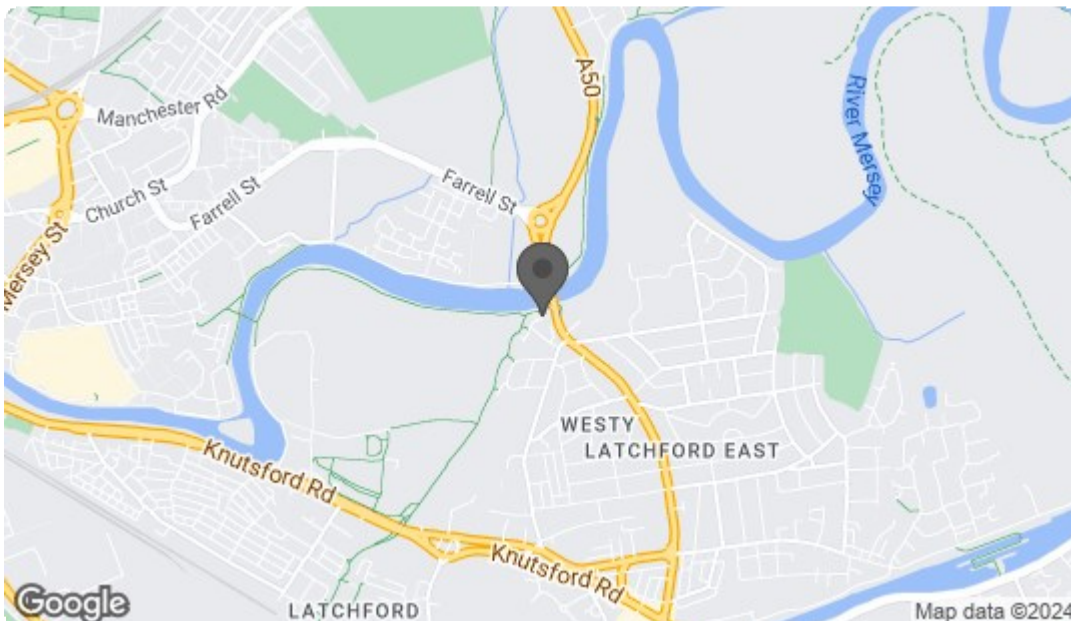
VIEW

Ground Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)



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 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	