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## 10 Priestley Court, Elphins Drive, Warrington, WA4 6DP

### Offers In The Region Of £168,000

STUNNING FIRST FLOOR APARTMENT, TWO DOUBLE BEDROOMS, IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN SPACE WITH FRENCH DOORS LEADING TO A BALCONY, ENSUITE SHOWER ROOM TO MASTER BEDROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, NO CHAIN

We are delighted to offer for purchase this stunning first floor apartment offering modern style living on the old Greenalls Brewery Site with the added advantage of a balcony and within a few minutes walk of the cosmopolitan village of Stockton Heath and all its amenities.

The accommodation comprises: Entrance hallway, impressive open plan lounge/kitchen/dining area, master bedroom with ensuite shower room, further double bedroom and bathroom with white three piece suite.

Externally there is a balcony to sit out and enjoy the summer evenings and allocated parking.

Viewing highly recommended.



## COMMUNAL ENTRANCE

With stairs leading to the first floor apartment, lift access.

## ENTRANCE HALLWAY



With a storage cupboard and intercom entry system, wood laminate flooring.

## OPEN PLAN LIVING/DINING/KITCHEN AREA



Impressive open plan living area with upvc double glazed French doors leading to a balcony. The corner kitchen area is fitted with a contemporary range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob, integrated dishwasher with extractor over and stainless steel back plate, plumbed for a washing machine, breakfast bar, concealed lighting, inset ceiling spot lighting, wood laminate flooring.

## BALCONY



With space for a table and chairs.

## MASTER BEDROOM



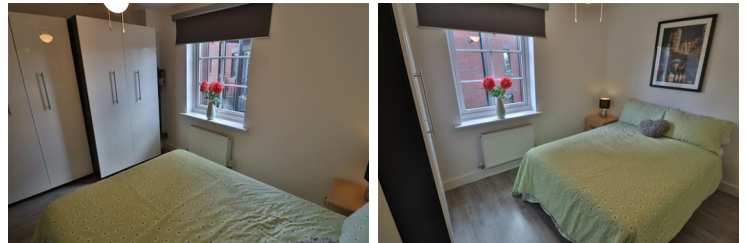
Excellent sized master bedroom with a Upvc double glazed window, access to the ensuite shower room.

## ENSUITE SHOWER ROOM



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

## BEDROOM TWO



Double bedroom with a Upvc double glazed window.

## BATHROOM/W.C



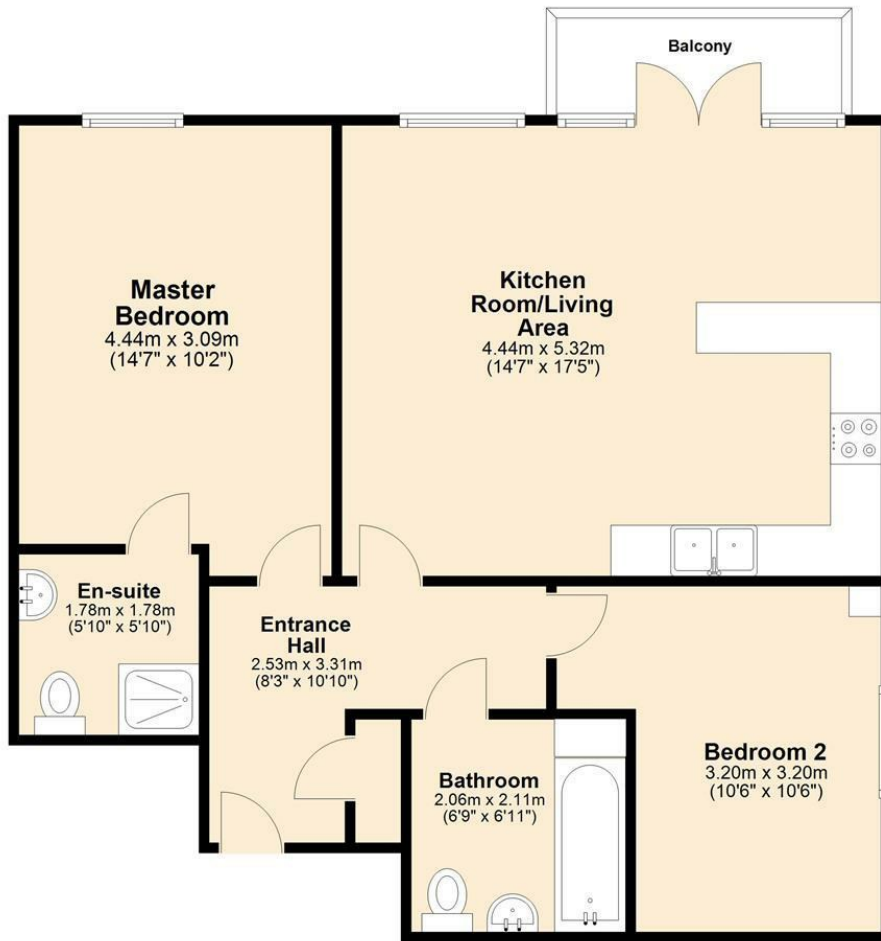
Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c, panelled bath with shower over and glass screen, part tiled walls.

**OUTSIDE**

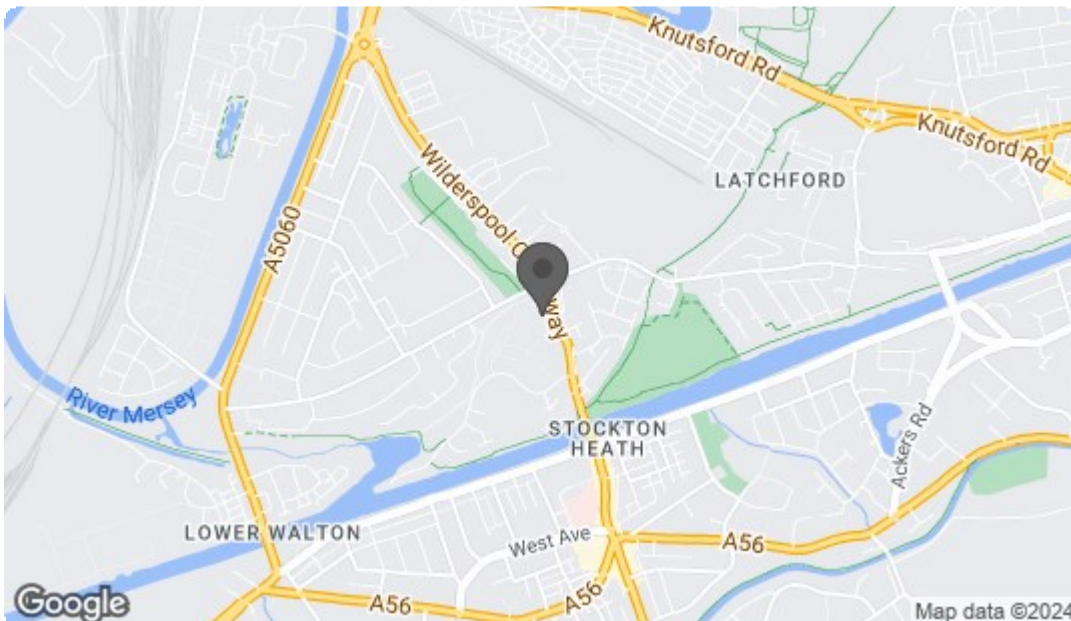
Externally the property has allocated parking along with visitor parking spaces.

# Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 62.1 sq. metres (668.4 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 <sub>2</sub> ) Rating			
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	