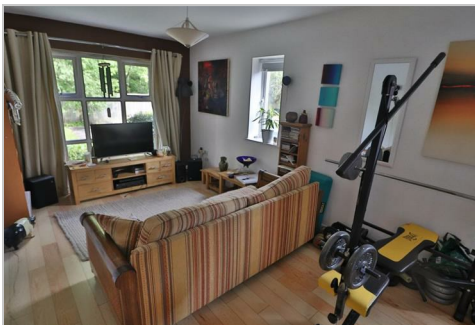


759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 99 Clearwater Quays, Warrington, WA4 1DL

**£115,000**

GROUND FLOOR APARTMENT, TWO DOUBLE BEDROOMS, MASTER BEDROOM WITH ENSUITE, CENTRAL VILLAGE LOCATION, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, VIEWING HIGHLY RECOMMENDED!

Positioned across from the Manchester Ship Canal, close to Latchford Village centre and within walking distance of Grappenhall and Stockton Heath, this two bedroom apartment makes an Ideal First Home or Buy To Let Investment. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway with intercom entry system, open plan lounge/dining room, fitted kitchen with stainless steel oven, hob and extractor and space for appliances, master bedroom with ensuite shower room, double second bedroom and family bathroom with a white three piece suite. Viewing recommended!

### ENTRANCE HALLWAY

With intercom entry system, built in storage.

### OPEN PLAN LOUNGE/DINING ROOM



Good sized open plan lounge/dining room with dual aspect Upvc double glazed windows, laminate flooring, opening through to the kitchen.

### KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above.

### MASTER BEDROOM



With a Upvc double glazed window to the side elevation, access door leading to the ensuite shower room.

### ENSUITE SHOWER ROOM



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

### OUTSIDE

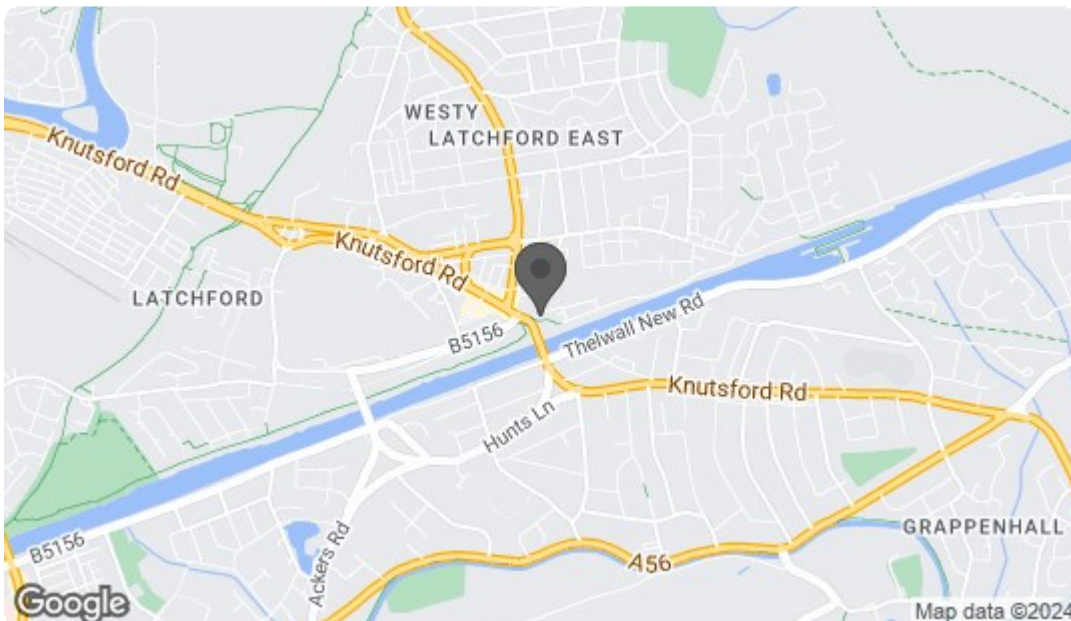
Externally the property has allocated parking.

# Ground Floor

Approx. 59.0 sq. metres (634.5 sq. feet)



Total area: approx. 59.0 sq. metres (634.5 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		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	