

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



1 Moorside, Warrington, WA4 1RN

Offers In Excess Of £125,000

FABULOUS GROUND FLOOR APARTMENT, TWO BEDROOMS, CONTEMPORARY KITCHEN WITH BUILT IN OVEN AND HOB, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer this beautifully presented two bedroom, ground floor apartment located on Moorside, Latchford.

Well presented throughout, this stunning property briefly comprises: Entrance hallway with access to all rooms, great sized master bedroom, family bathroom, further second bedroom, and a large modern open plan living, dining and kitchen area, complete with integrated appliances.

Upvc double glazed windows and doors, and communal gardens. Early viewing is recommended to avoid disappointment.

Occupying a desirable location on Moorside, this accommodation is a short distance away from the centre of Latchford Village and its amenities. The area benefits from being close to bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

EXTERNAL



Externally, this property has an intercom entry system, off road allocated parking and communal gardens accessed via french doors in the living space.

ENTRANCE HALL



With intercom entry system, access to all rooms.

KITCHEN



Modern fully fitted kitchen, with a range of grey wall and base units. Complete with an oven, an electric hob with extractor fan over, black sink with mixer tap, pendant lighting and subway tile back splash.

LIVING AND DINING AREA



Living and dining area, wooden flooring carried through to the kitchen and Upvc double glazed french doors giving access to the communal gardens.

BEDROOM 1



Great sized bedroom with a Upvc double glazed french doors.

BEDROOM 2



Second bedroom, with a Upvc double glazed window.

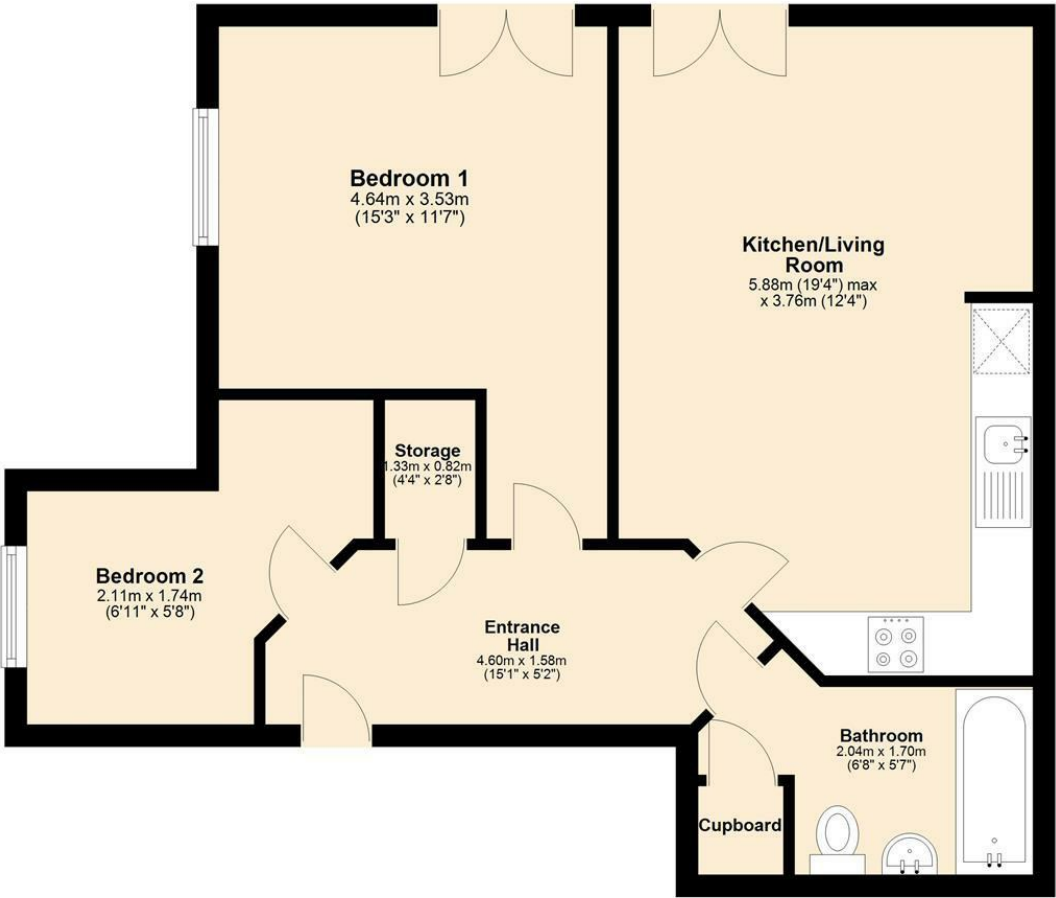
BATHROOM



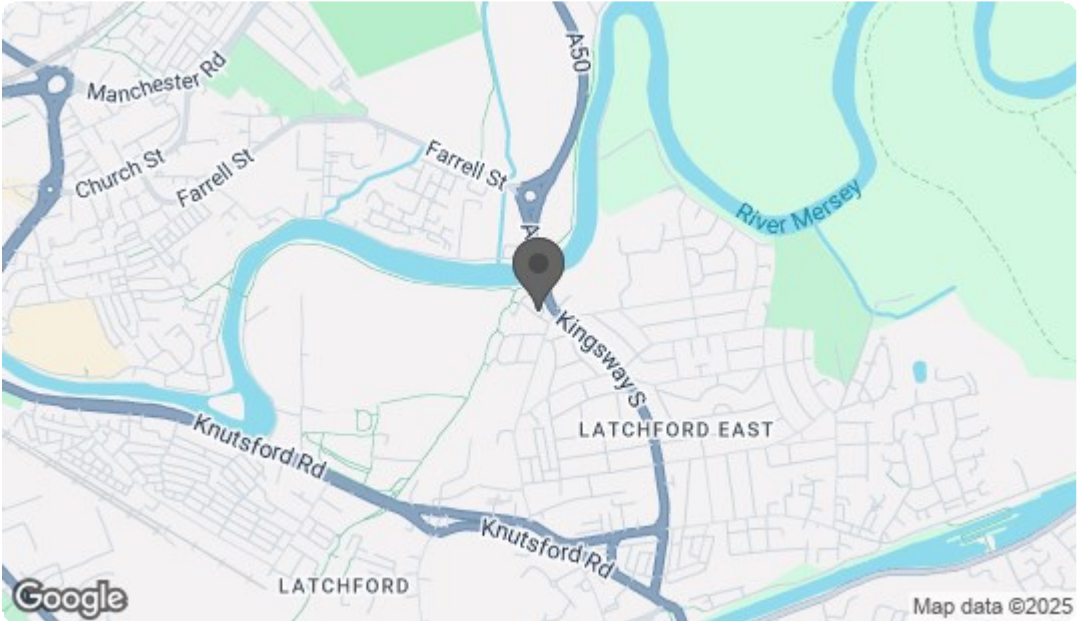
Three piece suite comprising of bath with shower over, pedestal hand wash basin and low level w.c. Complete with a Upvc double glazed window, a wall mounted mirrored storage cupboard, towel rail, and tiled walls.

Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 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		