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50 Clearwater Quays, Warrington, WA4 1DE

Offers In Excess Of £125,000

IMMACULATE FIRST FLOOR APARTMENT, TWO DOUBLE BEDROOMS, FABULOUS CANAL VIEWS, IMPRESSIVE OPEN PLAN LOUNGE/DINING/KITCHEN AREA WITH BUILT IN OVEN AND HOB, JULIETTE BALCONIES IN THE LOUNGE AREA AND MASTER BEDROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ALLOCATED PARKING, SECURE ENTRY SYSTEM, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this immaculate first floor apartment with fabulous canal views. Situated in a sought after location and benefiting from gas central heating, Upvc double glazing and secure entry system the accommodation briefly comprises: Entrance hallway, impressive open plan living/dining and kitchen area with built in oven and hob and french doors to a "Juliette" balcony, master bedroom with built in wardrobe and french doors to a "Juliette" balcony, second double bedroom and a bathroom/w.c. Externally the property has allocated parking. Viewing highly recommended.

ENTRANCE HALLWAY



BEDROOM TWO



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

OPEN PLAN LOUNGE/DINING/KITCHEN



Impressive open plan living/dining and kitchen area with a range of fitted wall and base units to the kitchen area incorporating a stainless steel 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel oven and gas hob with extractor above, part tiled walls, plumbed for a washing machine, Upvc double glazed window to the side elevation, living/dining area with Upvc double glazed French doors opening to a "Juliette" balcony with views over the Manchester Ship canal.

KITCHEN AREA



MASTER BEDROOM



Good sized master bedroom with Upvc double glazed French doors opening to a "Juliette" balcony with views over the Manchester Ship canal.

BATHROOM/W.C



Fitted with a white three piece suite comprising: Low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, extractor unit.

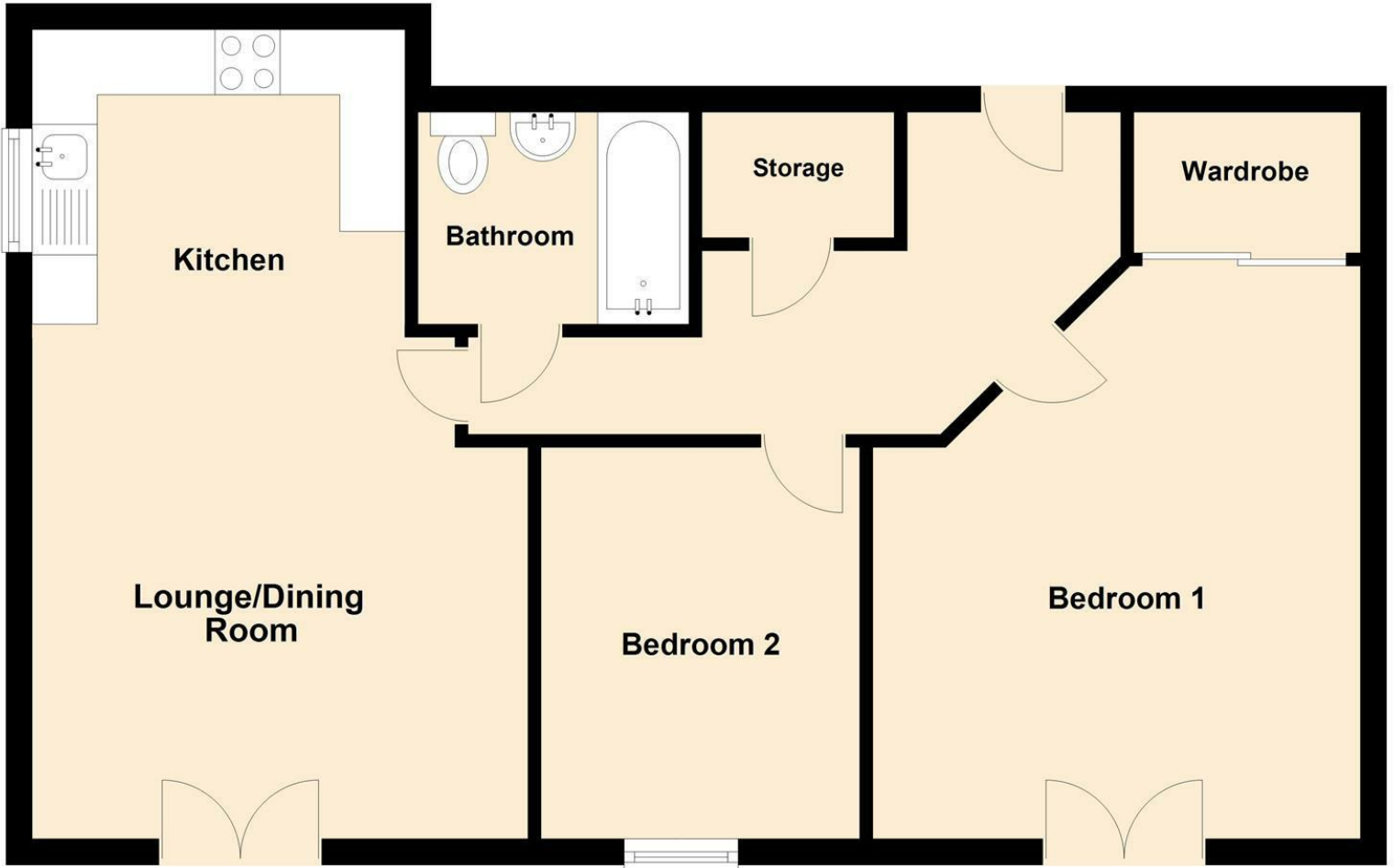
OUTSIDE



VIEW



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 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	