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15 Edgewater Place, Warrington, WA4 1BF

Offers In The Region Of £155,000

FABULOUS PENTHOUSE APARTMENT, TWO BEDROOMS, CANAL SIDE LOCATION, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ALLOCATED PARKING, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer this fabulous two bedroom penthouse apartment located on Edgewater Place. With a canal side location and benefiting from gas central heating, Upvc double glazing and allocated parking the accommodation briefly comprises: Entrance hallway, impressive open plan kitchen and living area with French doors opening to a balcony with canal views, master bedroom with access to the en-suite shower room, second double bedroom and a family bathroom/w.c.

Occupying a desirable location this accommodation is a short distance away from Warrington Town Centre and its array of amenities including shops, clubs, bars and restaurants. This therefore means that the property is conveniently just a few miles from both of Warrington's main railway stations, Central and Bank Quay. The area benefits from being close to local motorway networks, the M6 and M56, which allow for easy commuting from Liverpool, Manchester, etc, to up and down the country.

ENTRANCE HALLWAY

With intercom entry system, storage cupboard.

OPEN PLAN KITCHEN/LIVING ROOM



Impressive open plan kitchen and living area fitted with a range of wall and base units incorporating a stainless steel sink and mixer tap, built in electric oven and gas hob with extractor over, Upvc french doors to the balcony.

MASTER BEDROOM



Good sized master bedroom with Upvc double glazed window to the front elevation, access door to the ensuite shower room.

ENSUITE



A modern three piece suite comprising: Enclosed double shower enclosure with sliding door, a low level w.c and a pedestal hand wash basin. part tiled walls and tiled flooring.

BEDROOM 2



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

BATHROOM



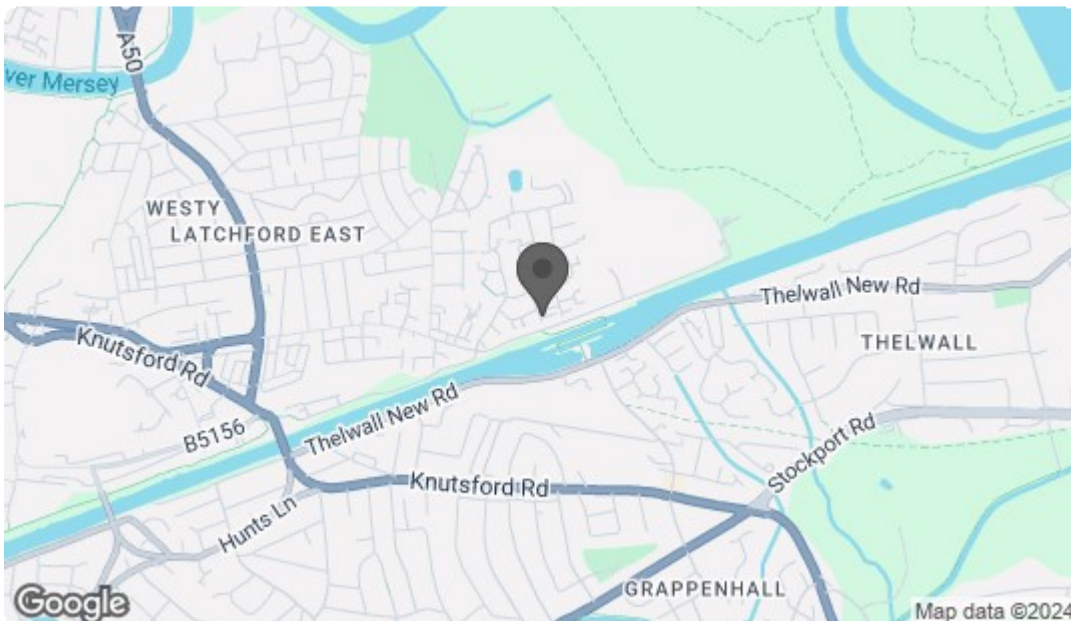
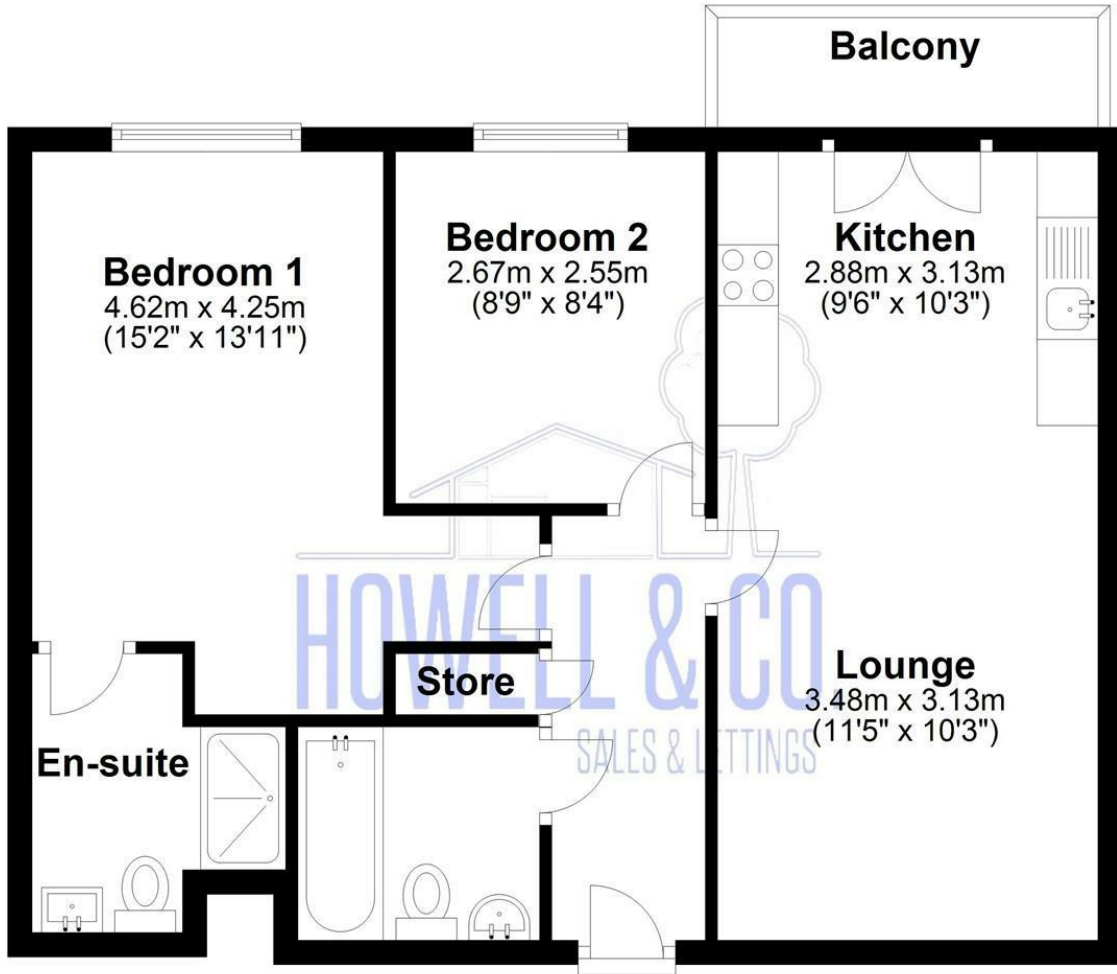
A modern three piece suite comprising of bath with mixer tap, a low level w.c and a pedestal hand wash basin. Finished with part tiled walls and tiled flooring.

OUTSIDE



Externally, this property has off road resident parking, an intercom entry system, and a balcony with stunning views over looking the Manchester Ship Canal.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		85	85
(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	