

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



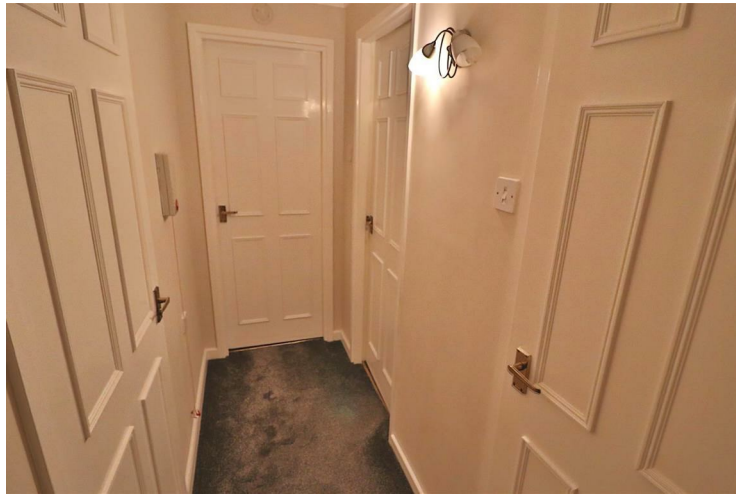
54 Undercliffe House, Dingleway, Warrington, WA4 3AP

Offers In Excess Of £84,950

FABULOUS FIRST FLOOR APARTMENT, ONE BEDROOM, KITCHEN WITH OVEN AND HOB, BATHROOM/W.C, WITHIN WALKING DISTANCE OF STOCKTON HEATH, COMMUNAL GARDENS, ALLOCATED PARKING, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer 'For Sale' this one bedroom Over 55's Retirement Apartment within walking distance to the Cosmopolitan village that is Stockton Heath. The complex has communal areas, laundry room, lift, and attractive communal gardens. The accommodation comprises: entrance hallway, Lounge with views over the communal gardens, archway to a modern kitchen with built in oven and hob, double bedroom with fitted wardrobes and a modern white three piece bathroom. The property also benefits from allocated parking and visitor parking. Viewing highly recommended.

ENTRANCE HALLWAY



With storage cupboard, intercom entry system.

LOUNGE



With a Upvc double glazed window overlooking the communal gardens, wall light points, coved ceiling, archway leading to the kitchen.

KITCHEN



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

BEDROOM



With a Upvc double glazed window overlooking the communal gardens, wall light points, built in fitted mirrored wardrobes, coved ceiling.

BATHROOM



Fitted with a white three piece suite comprising panelled bath with shower over and fitted shower screens low level w.c and wash hand basin with built in under storage unit, tiled walls, extractor unit.

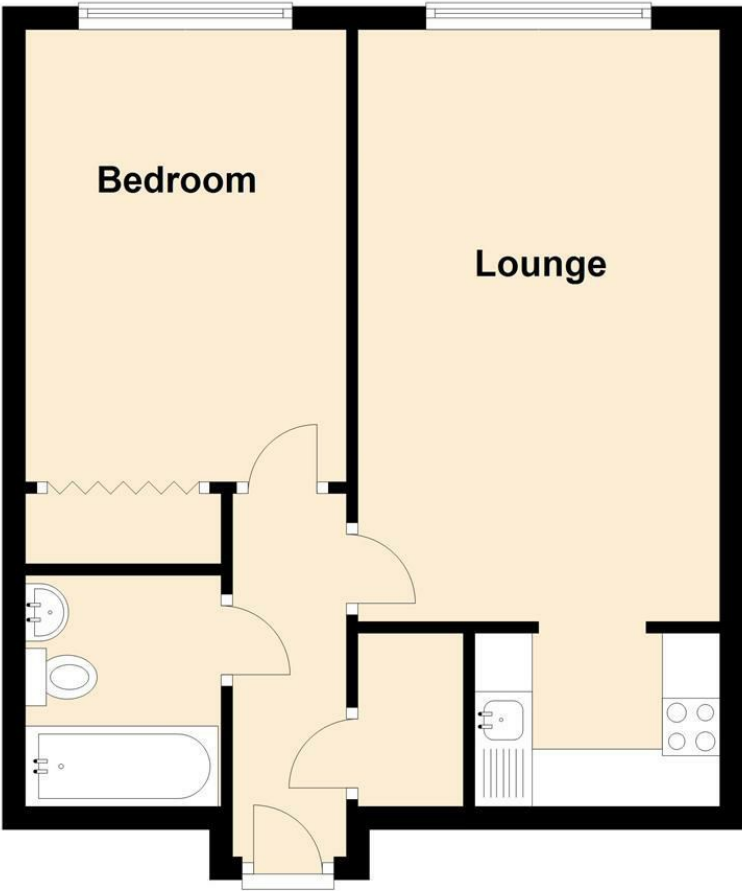
OUTSIDE



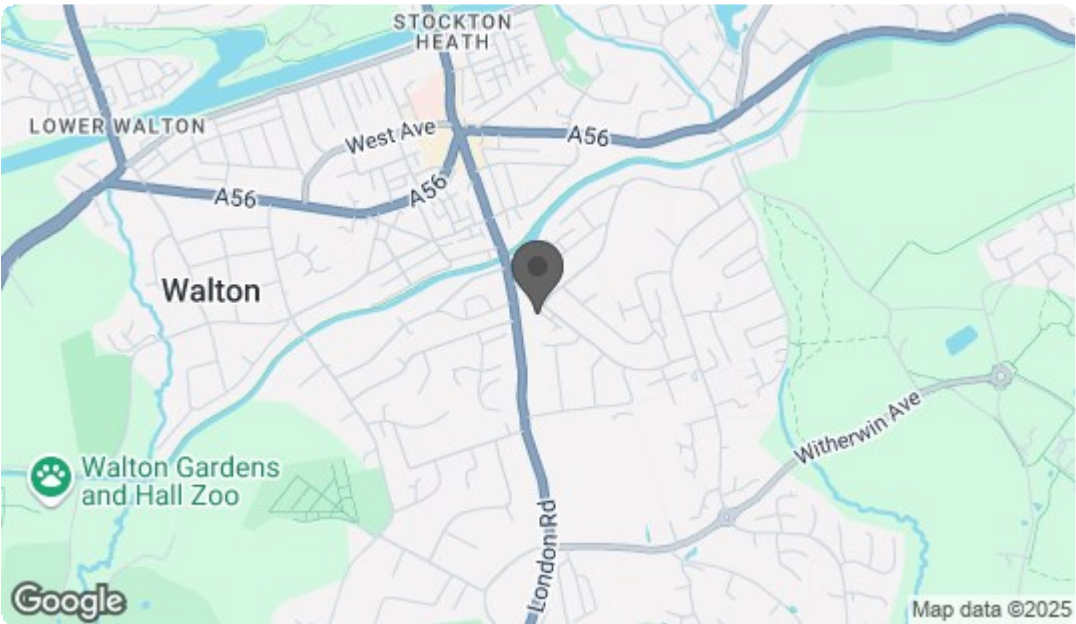
Externally the property has attractive communal gardens and allocated parking.

Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 41.3 sq. metres (444.9 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