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**8 Gilbert Drive, Warrington, WA4 1TF**

**£145,000**

We are delighted to offer for purchase this well presented ground floor apartment, which offers excellent accommodation and is situated in a highly sought after location. The accommodation briefly comprises: Communal entrance with corridor leading to the apartment, entrance hallway, bright and modern open plan lounge/dining room, fitted kitchen with integrated appliances and ample storage, master bedroom with access door to the bathroom, second bedroom and bathroom/w.c. Externally the property has communal gardens along with allocated parking. Early viewing highly recommended.

## Open Plan Lounge Dining Area



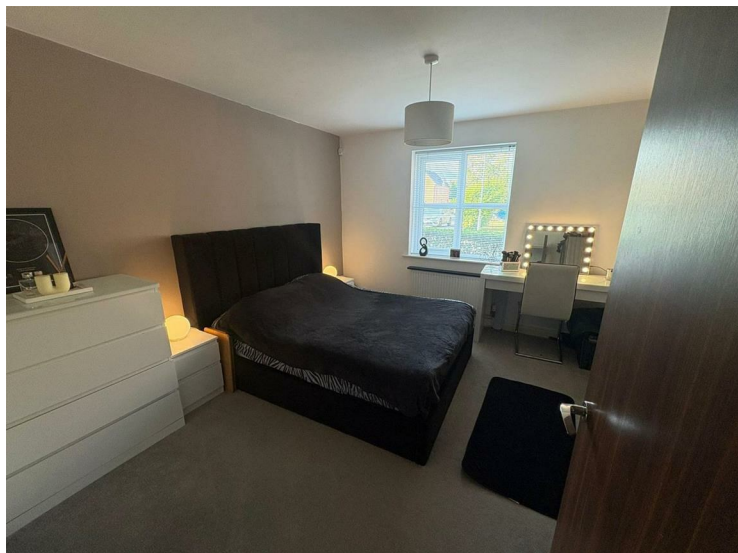
Attractive bright and modern open plan lounge/dining area with Upvc double glazed windows.

## Kitchen



Modern contemporary kitchen fitted with a range of wall and base units incorporating a 1 and 1/2 bowl stainless steel sink unit with mixer tap, built in electric oven and gas hob with stainless steel back plate with extractor above, integrated fridge freezer and washing machine. Upvc double glazed window.

## Master Bedroom



Good sized master bedroom with Upvc double glazed window, access door leading through to the bathroom/w.c

## Bedroom 2

Second double bedroom with a Upvc double glazed window.

## Bathroom



Impressive family bathroom fitted with a low level w.c pedestal wash hand basin, panelled bath, part tiled walls, ceramic tiled floor.

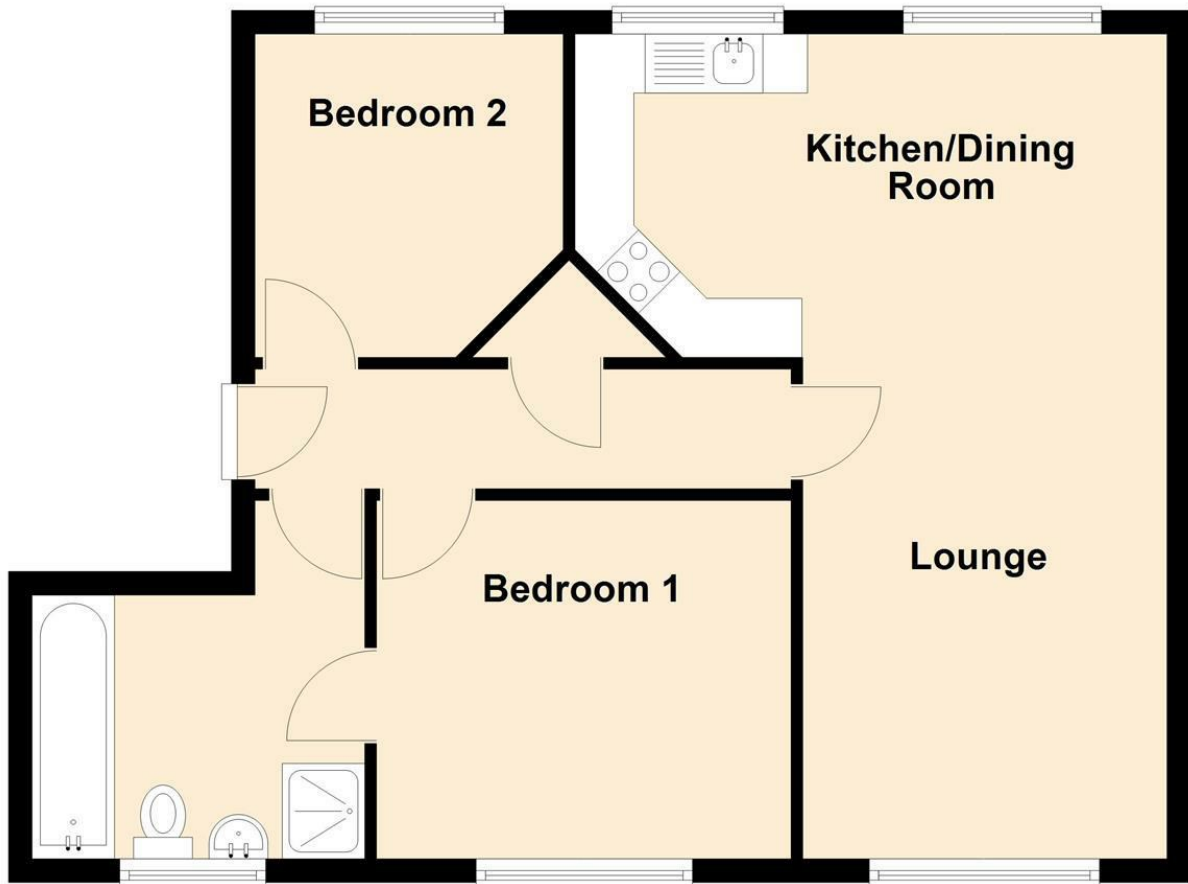
## Outside

Externally there are communal gardens and allocated parking.

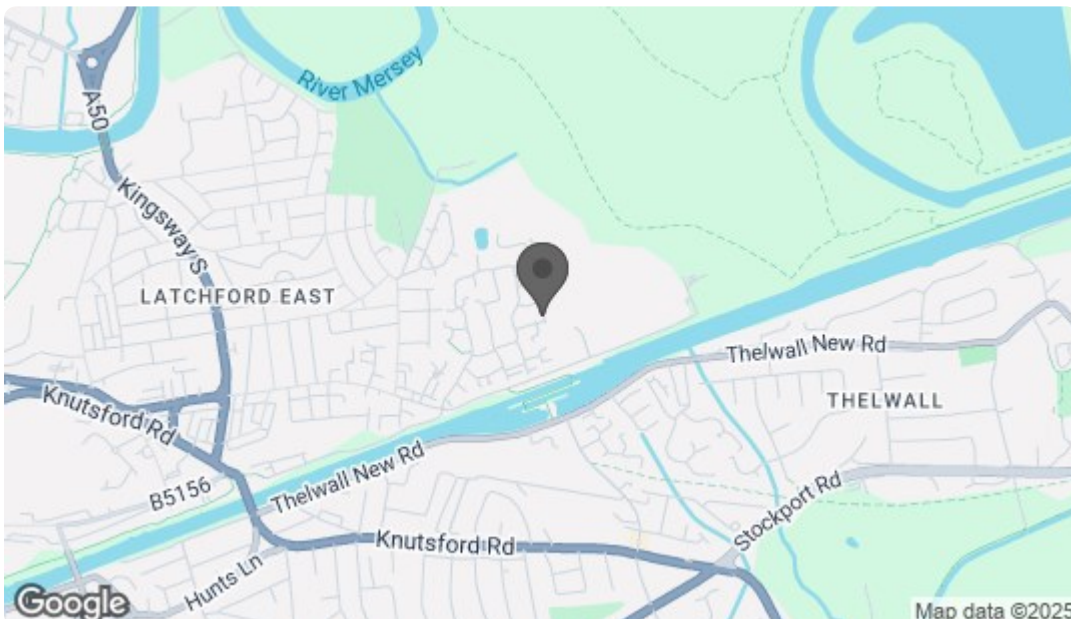


## Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	79
<b>England &amp; Wales</b> 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		85	85
<b>England &amp; Wales</b> EU Directive 2002/91/EC			