

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



92 Greenings Court, Warrington, WA2 7DU

Offers In Excess Of £80,000

FABULOUS SECOND FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN LIVING KITCHEN AREA WITH PATIO DOORS OPENING TO A "JULIETTE" BALCONY, ALLOCATED PARKING, WITHIN EASY REACH OF THE TOWN CENTRE, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this second floor apartment which is being offered for sale with no onward chain. Located close to Warrington town centre and within walking distance of central train station giving access to Manchester and Liverpool, this would be an ideal first time buy or for a buy to let investment. The accommodation briefly comprises: Secure communal entrance with stairs and lift to second floor, entrance hallway, lounge/kitchen with built in oven and hob, bedroom and shower room, externally there is a secure allocated gated parking. Viewing highly recommended.

ENTRANCE HALLWAY

With wood laminate flooring, double doors opening to the utility/storage area, intercom entry control.

OPEN PLAN LIVING/KITCHEN AREA



Attractive open plan living/kitchen area with Upvc double glazed patio doors opening to a "Juliette" balcony, wood laminate flooring, kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above and stainless steel back plate, under unit lighting.

BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation, wood laminate flooring.

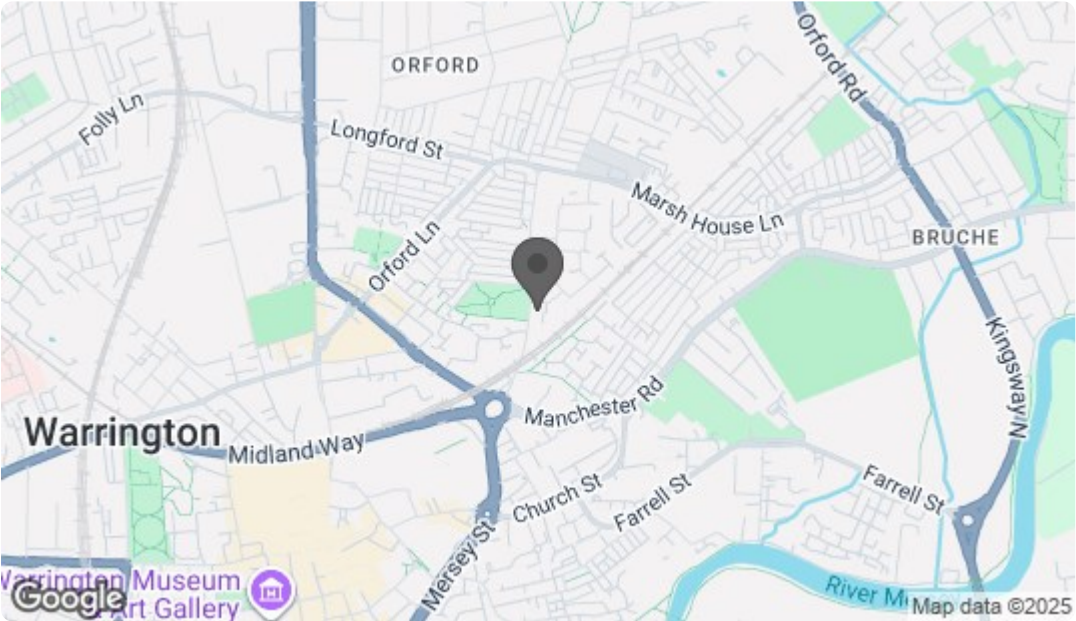
SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and corner shower enclosure, part tiled walls, extractor unit.

OUTSIDE

Externally there is gated allocated parking.



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