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## Nightingale Court Edgewater Place, Warrington, WA4 1BF

**£155,000**

FABULOUS SECOND FLOOR APARTMENT, TWO BEDROOMS, IMPRESSIVE OPEN PLAN LIVING KITCHEN AREA, CANAL SIDE LOCATION, ENSUITE SHOWER ROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ALLOCATED PARKING, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer this fabulous two bedroom second floor 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 integrated kitchen appliances, master bedroom with 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 LIVING/LITCHEN AREA



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 above and stainless steel back plate, integrated fridge freezer, dishwasher and washing machine, inset ceiling spot lighting, Upvc double glazed window overlooking the canal.

### MASTER BEDROOM



Excellent sized master bedroom with Upvc double glazed French doors opening to a "Juliette" balcony overlooking the canal, access door to the ensuite shower room.

### ENSUITE SHOWER ROOM



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

### BEDROOM TWO



Good sized second bedroom with a Upvc double glazed window.

### BATHROOM/W.C.



Fitted with a low level w.c, panelled bath and pedestal wash hand basin, part tiled walls.

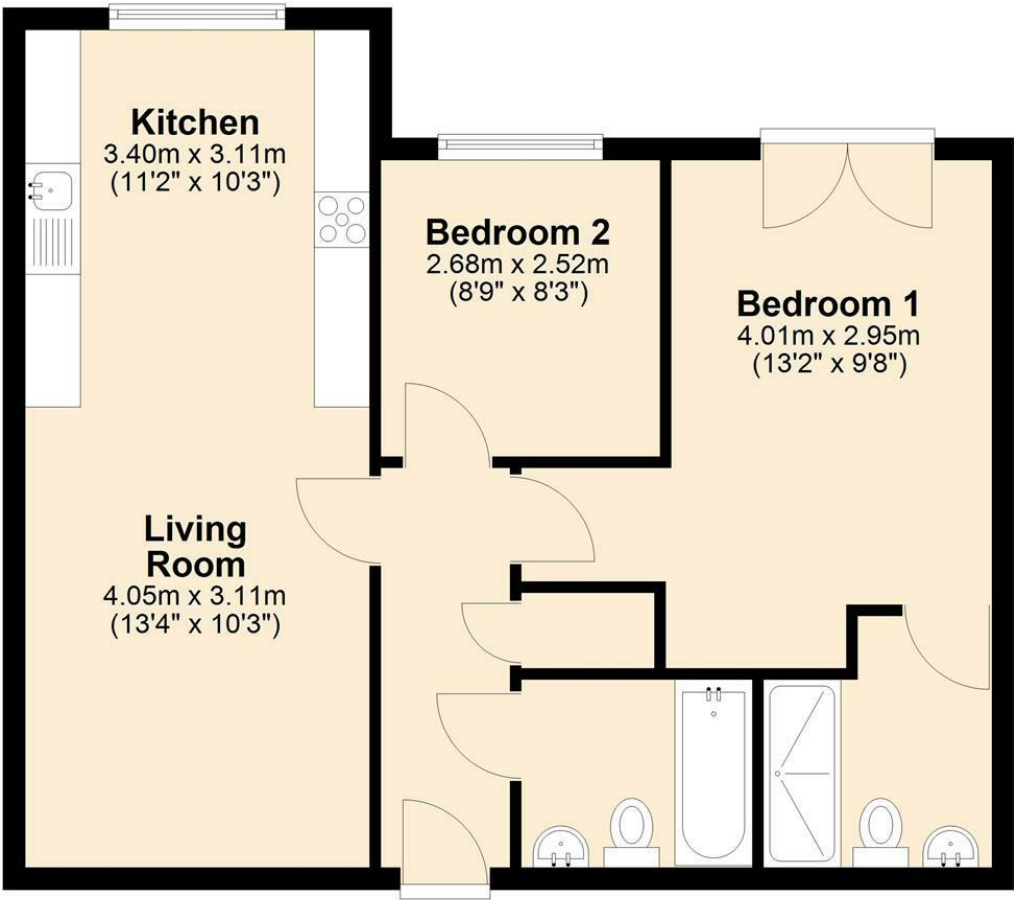
### OUTSIDE



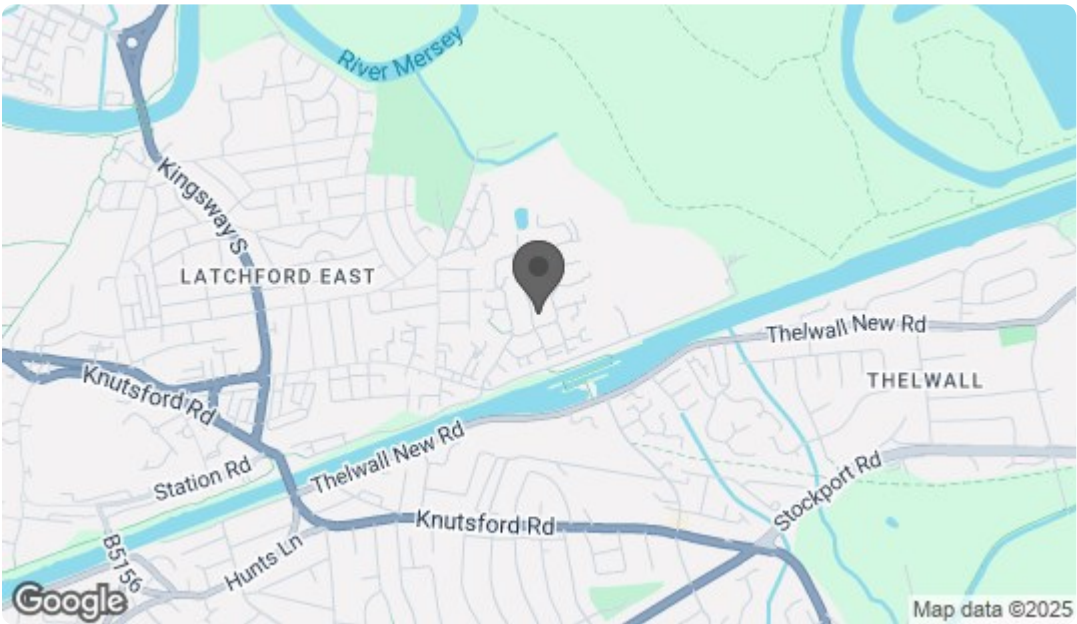
Externally, this property has allocated off road resident parking and intercom entry system.

Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 59.4 sq. metres (639.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC