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35 Ashfield Gardens, Warrington, WA4 1PQ

£115,000

FABULOUS TOP FLOOR APARTMENT, TWO BEDROOMS, SOUGHT AFTER LOCATION, INTERCOM ENTRY SYSTEM, UPVC DOUBLE GLAZING, OFF ROAD PARKING, IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well proportioned top floor apartment which represents an excellent first time buy or investment opportunity. Benefitting from Upvc double glazing and an intercom entry system the accommodation briefly comprises: Communal entrance with stairs leading to the apartment, entrance hallway, open plan lounge/dining/kitchen area with a bay Upvc double glazed window and built in oven and hob, master bedroom with dual aspect windows, second double bedroom and a bathroom/w.c. Externally the property has off road parking. Viewing highly recommended.

COMMUNAL ENTRANCE

Accessed via an intercom security system, stairs leading to the apartment.

ENTRANCE HALLWAY



Intercom entry system, storage/airing cupboard, loft access.

OPEN PLAN LIVING/KITCHEN AREA



Impressive open plan area with a Upvc double glazed bay window to the front elevation, kitchen area with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, plumbed for a washing machine.

MASTER BEDROOM



Good sized master bedroom with dual aspect Upvc double glazed windows.

BEDROOM TWO



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

BATHROOM/W.C



Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, panelled bath with shower over and a low level w.c, part tiled walls, wood laminate flooring, heated towel radiator, extractor unit, Upvc double glazed window to the side elevation.

OUTSIDE

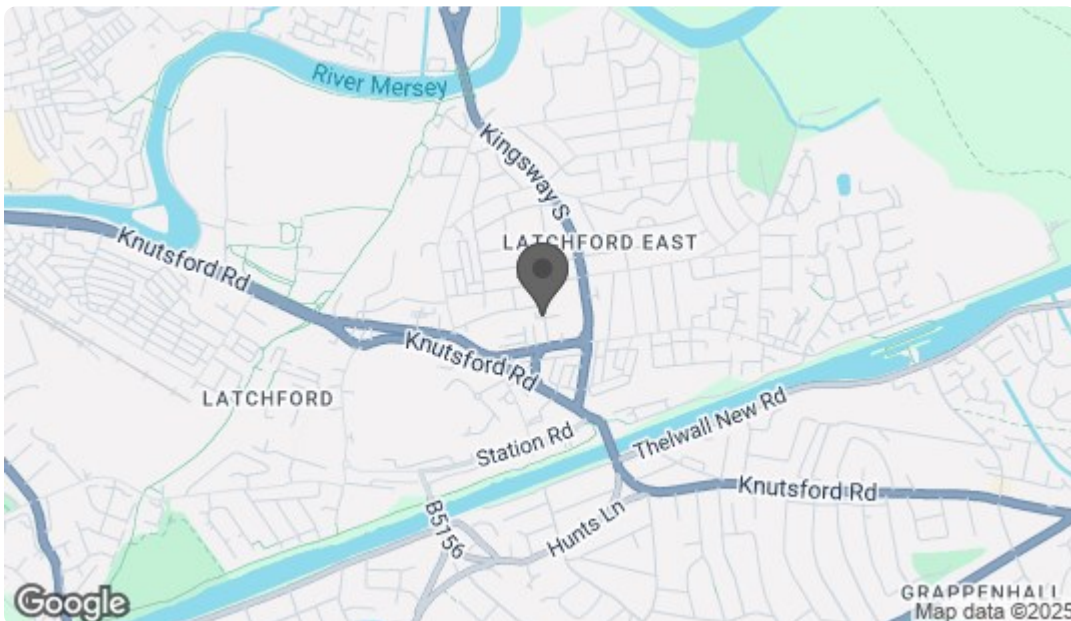
Externally the property has communal parking.

Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
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