



For Sale

£99,950 Leasehold

- Buy to Let Investment
- Modern Apartment
- Two Bedrooms
- Two Bathrooms
- Easy to Manage Living
- Fitted Kitchen
- Convenient Location
- Parking
- Early Enquiry Recommended
- Close to Hospital

**Bevan View**  
**Folly Lane, Warrington, WA5 0LQ**

# Property Description

Ashton & Grosvenor Independent Estate Agents would like to offer for sale this ideal investment opportunity which is a ready-made buy to let investment SOLD with current tenant. The property offers deceptively spacious living accommodation and provides an ideal layout offering the full benefits of modern style fitted kitchen with integrated appliances, lounge area with double opening doors, two bathrooms, two bedrooms, allocated parking. EARLY ENQUIRY IS STRONGLY RECOMMENDED.

## Location

Folly Lane is a convenient location to live being close to local shops, within easy reach of Warrington Hospital, Warrington Town Centre which offers a good range of shops, restaurants, public houses etc, and the area also offers regular public transport

## **Communal Hall**

Entrance via communal hallway with touch pad.

## **Entrance Hall**

Timber entrance door with spy hole, large cupboard housing hot water cylinder, telephone intercom, built in cloaks cupboard.

**Lounge/kitchen:** 21.75' x 10.89' (6.63m x 3.32m)

Room is measured into maximum width and length. Fitted modern style kitchen comprising of a selection of eye level and base units with complimentary worktops incorporating sink unit with drainer, built in oven and hob with extractor hood and splashback, integrated washing machine and fridge freezer, concealed lighting, tile effect flooring to kitchen area, electric wall heater, french double glazed doors leading from the lounge to the outside.

**Bedroom One:** 14.14' x 9.19' (4.31m x 2.80m)

Double glazed window to the side elevation, electric wall heater, double glazed window to the front elevation.

## **En-suite**

Fully tiled shower cubicle incorporating fitted shower, pedestal wash hand basin, low level w.c with top flush, towel rail, double glazed window to the front elevation.

**Bedroom Two:** 10.27' x 8.10' (3.13m x 2.47m)

Double glazed window to the front elevation, electric wall heater.

## **Bathroom**

Fitted white bathroom suite comprising of panelled bath, pedestal wash hand basin with lever tap, low level w.c with top flush, towel rail, concealed lighting, double glazed window to the rear elevation, part tiled to walls.

## **Externally**

There is one allocated parking space and, in the agents, opinion the development stands within an enclosed area and is set back from Folly Lane.

## **Disclaimer**

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92+	A		
81-91	B		
69-80	C		78
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

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