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## **46 Dutton Court, Warrington, WA1 2BE**

### **Offers In The Region Of £110,000**

TOP FLOOR APARTMENT, TWO BEDROOMS, IMPRESSIVE OPEN PLAN LIVING KITCHEN AREA WITH BUILT IN OVEN AND HOB, TOWN CENTRE LOCATION, ON SITE PARKING, SECURE ENTRY WITH LIFT ACCESS, IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this top floor apartment which is situated in a town centre location and would be a great first time buy or investment property. Benefiting from secure entry system and lift access the accommodation briefly comprises: Entrance hallway, open plan living kitchen area with built in oven and hob, master bedroom with ensuite access to the bathroom/w.c and a second bedroom. Externally the property has on site parking. Viewing highly recommended.

## COMMUNAL ENTRANCE



Accessed via secure entry, lift and stairs to top floor.

## MASTER BEDROOM



Double bedroom with a Upvc double glazed window, ensuite access to the bathroom/w.c.

## ENTRANCE HALLWAY



With intercom entry system, storage/utility area with plumbing for a washing machine.

## BEDROOM TWO



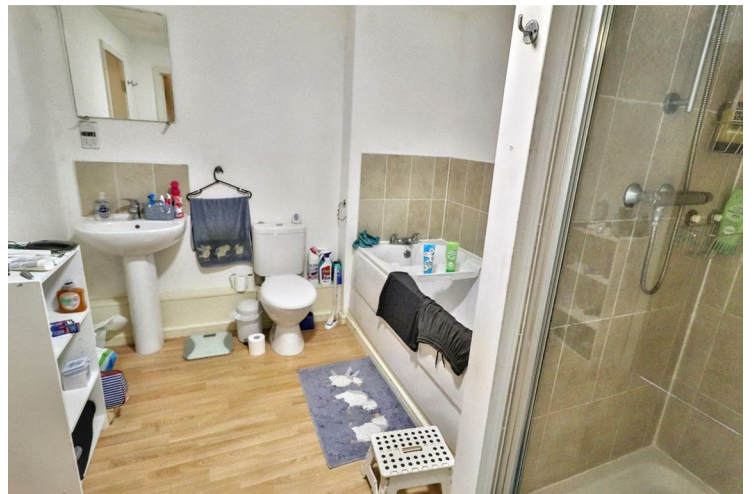
Good sized second bedroom with a Upvc double glazed window.

## OPEN PLAN LIVING/KITCHEN AREA



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

## BATHROOM/W.C



Accessed from the hallway and ensuite to the master bedroom, fitted with a low level w.c, pedestal wash hand basin, panelled bath and separate shower enclosure, part tiled walls, extractor unit.

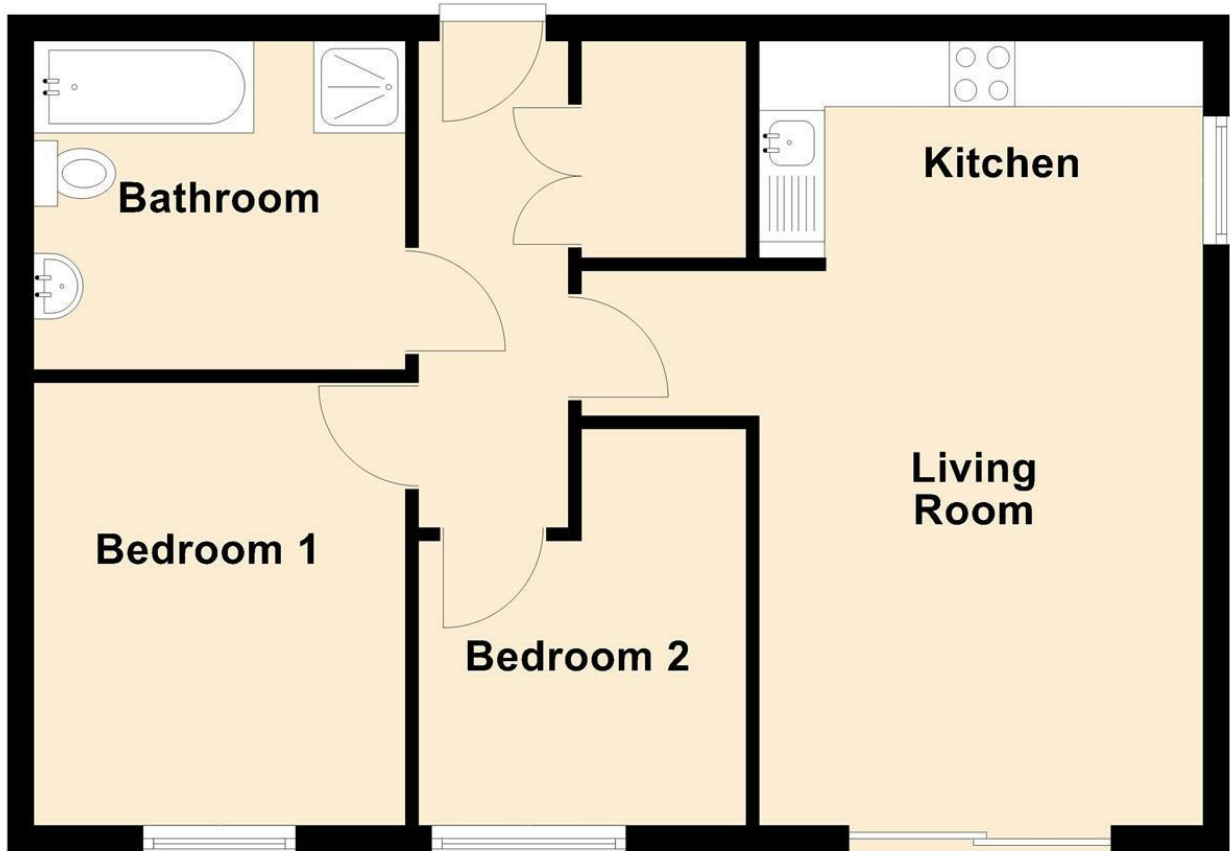
## OUTSIDE



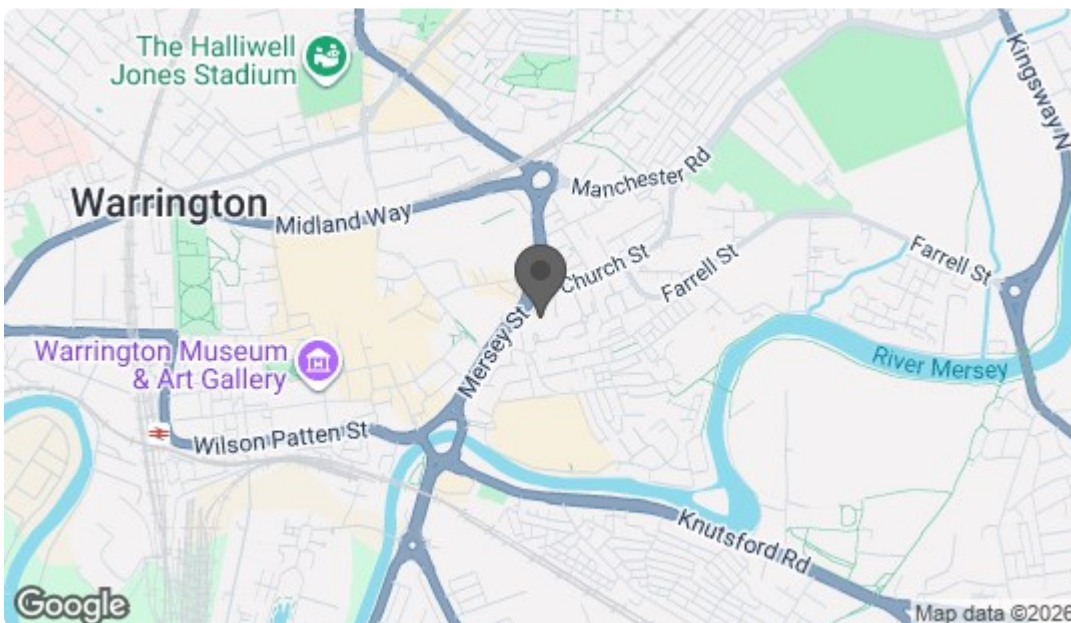
Externally the property offers on site parking.

# Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 53.4 sq. metres (574.3 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			
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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