



## , Warrington, WA5 8HL Offers in excess of £120,000

Situated in the ever-popular Chapelford Village, this well-presented two-bedroom apartment on PINEHURST WALK offers modern, low-maintenance living, making it an ideal home for first-time buyers, professionals, investors, or those looking to downsize. The development is conveniently located close to local amenities and Warrington West railway station, providing excellent commuter links.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious open-plan lounge and fitted kitchen. The contemporary kitchen features a range of modern units, integrated oven and hob, and ample worktop space, creating the perfect area for both everyday living and entertaining.

There are two generously sized double bedrooms, with the principal bedroom benefiting from a double shower ensuite. The modern family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin and WC.

Externally there is secure entry to communal areas and intercom. Also there is a garage included which forms the off road parking for the property (with ample additional roadside parking in the estate).

Ideally positioned within walking distance of local shops, schools, parks and Chapelford Farm, the property also enjoys excellent transport connections with easy access to Warrington West railway station and the M62 and M56 motorway networks, making it perfect for commuters.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

106 years remaining on the lease  
Ground rent: £0 per annum  
Maintenance charge: £153 per month

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

| 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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

