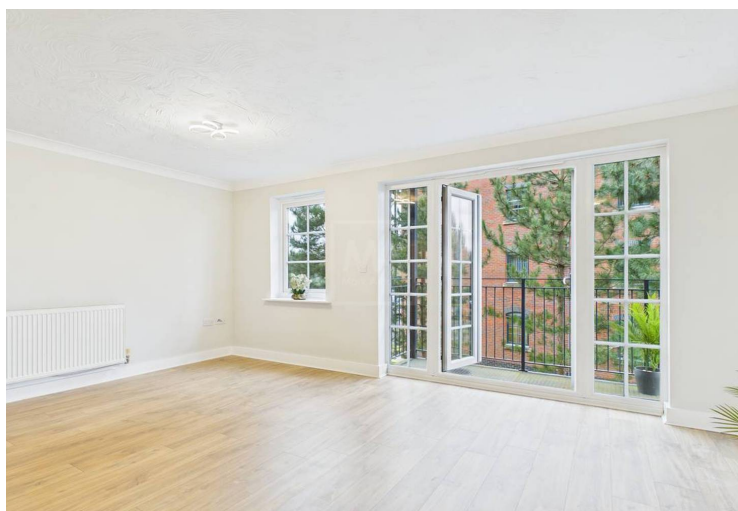




Priestley Court Elphins Drive, Warrington

Newly Rennovated • Sought-After Location • Open Plan Living • Bright and Airy • One Level Living • Allocated Parking Bay • Two Bathrooms • Two Bedrooms • No Onward Chain • Move-In Ready



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SALES & LETTING AGENTS



INTERIOR:

This beautifully renovated two-bedroom apartment offers a perfect blend of modern style and everyday comfort. Recently updated throughout, the property features a bright and spacious open-plan kitchen/ living area with fresh neutral décor and large windows that fill the space with natural light. The contemporary kitchen has been fully refitted with sleek cabinetry, quality worktops, and integrated appliances, creating a clean and functional cooking space. The property features two bedrooms and two newly fitted bathrooms. The principal bedroom provides a calm retreat with the added luxury of a private en-suite, while the second bedroom is ideal as a guest room, home office, or nursery. This property is conventionally located close to local amenities, shops and schools and provides great transportation links into the Town Centre and Stockton Heath village. Do not miss out on making this apartment your home!



EXTERNALS:

Externally, the property benefits from allocated parking, providing convenient and secure off-street space for residents. Surrounded by scenic local walks, it offers easy access to nearby green spaces and peaceful pathways, perfect for morning jogs, weekend strolls, or enjoying the outdoors just moments from your doorstep.

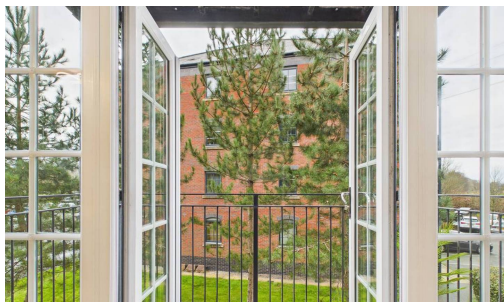


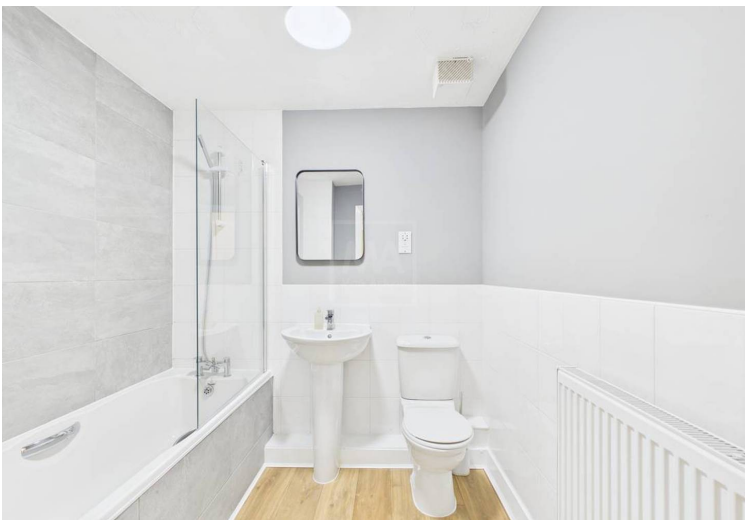
LOCATION:

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION:

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B







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Approximate total area⁽¹⁾
762 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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