



17 Oulton Court, Grappenhall, Warrington, WA4 2NT

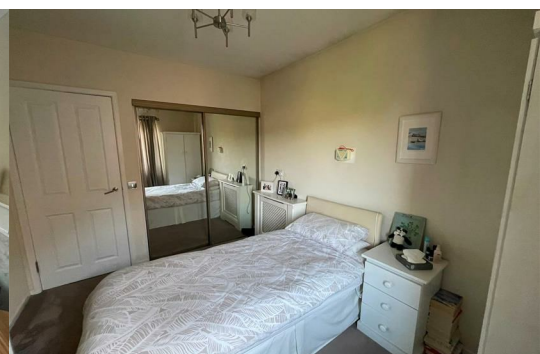
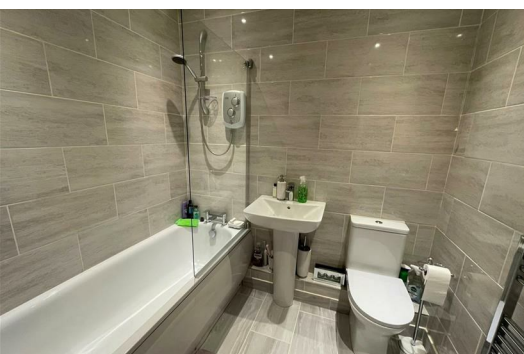
Offers In The Region Of £92,500



A welcoming first-floor retirement apartment situated on this exclusive development in the charming area of Grappenhall, Warrington. This beautifully presented and modernised apartment offers a serene living experience, perfect for those seeking a peaceful retirement.

The apartment itself has been upgraded throughout, culminating in a welcoming entrance hallway, modernised kitchen with a range of matching eye and base level units and integrated appliances and a lounge/dining area with views overlooking the garden. A well-appointed bedroom with fitted wardrobes, and a modern bathroom which has been luxuriously fitted with a 3 piece white suite and fully tiled walls and flooring, completes the accommodation.

One of the standout features of this property is the stunning garden view, which can be enjoyed from the comfort of your home. The beautifully landscaped communal gardens offer a tranquil space for residents to unwind and connect with nature.



Entrance Hallway 9'2" 2'11" (2.8 0.9)

Smoke alarm, ceiling light, chrome light switches, single plug socket, double power socket, door to storage cupboard, telephone intercom system

Lounge/Dining Area 15'1" 10'5" (4.6 3.2)

ceiling architraving, ceiling light pendant, electric heater with decorative cover, double glazed window overlooking the garden, television point, 3 double power sockets, wood effect fire surround with marble effect half and back and electric fire, emergency pull chord.

Kitchen 6'10" 5'2" (2.1 1.6)

fully fitted with a range of cream mat and eye base level units with modern chrome handles, granite effect role edge work surface with tiled splashback, tiled flooring, integrated fridge freezer, integrated electric oven with four ring electric hob and chrome extractor, 3 draws, 4 chrome spotlights, stainless steel single sink drainer unit with chrome mixer tap, double power socket

Bedroom 11'1" 8'10" (3.4 2.7)

fitted double wardrobe with mirrored sliding door, electric heater with decorative cover, double glazed window overlooking the garden, ceiling light pendant, one double power socket.

Bathroom 6'10" 5'2" (2.1 1.6)

white panel bath with chrome plug, chrome mixer taps, glass shower screen, electric triton shower over bath, 4 chrome spotlights extractor fan, emergency pull chord, white low level WC with chrome push, white pedestal wash hand bason with chrome mixer tap button flush, tiled walls, tiled flooring, and chrome wall mounted heated towel rail.

storage cupboard

shelving, metres for electric and water tank and ceiling light.

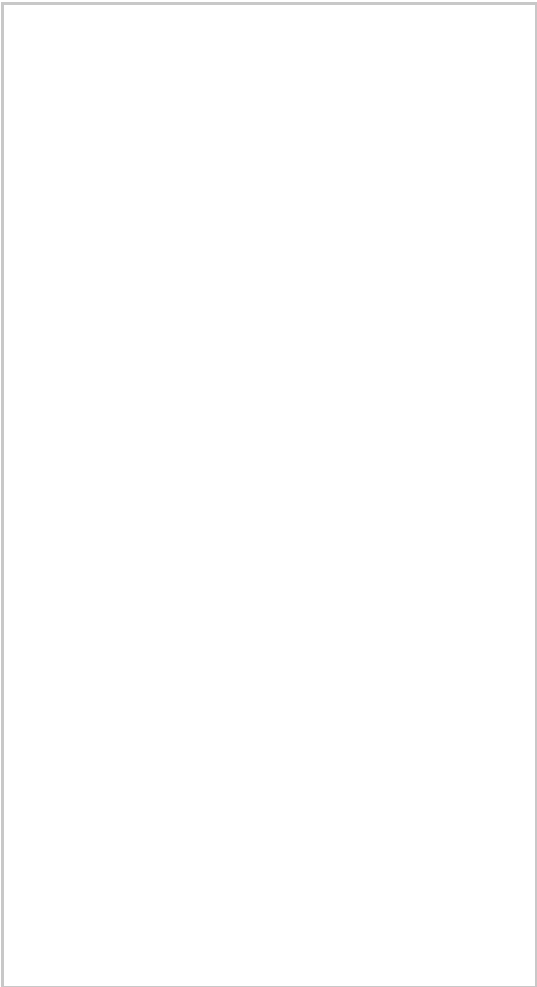
Disclaimer

Please note the property is owned by a relative of an employee of Beyond Residential.

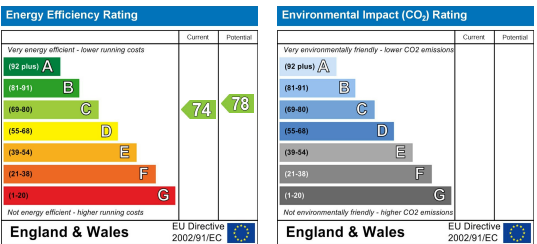
Area Map



Floor Plans



Energy Efficiency Graph



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