



Flat 28, Chatburn Court Warrington Road, Culcheth
£160,000

Miller Metcalfe
Every step of the way

Flat 28

Chatburn Court Warrington Road, Warrington

An immaculately presented **ground floor retirement apartment**, exclusively for the over 55s, situated within a highly sought-after development.

The accommodation briefly comprises an entrance hallway with a useful storage cupboard, a spacious and bright lounge, and a modern fitted kitchen featuring a range of wall and base units, an induction hob, a fridge freezer, and space for both a washing machine and dishwasher.

The property offers a generously sized principal bedroom with fitted wardrobes, together with a contemporary shower room comprising a walk-in shower, vanity wash hand basin, and low-level WC.

A versatile second bedroom provides flexibility for use as a guest bedroom, dining room, or hobby room, with a door leading directly to the rear of the property.

Residents also benefit from excellent communal facilities, including a welcoming residents' lounge, a laundry room, and a guest suite available to book for visiting family and friends.

Externally, the development enjoys attractive communal gardens and residents' parking.

This is an extremely popular retirement development, and early viewing is highly recommended to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

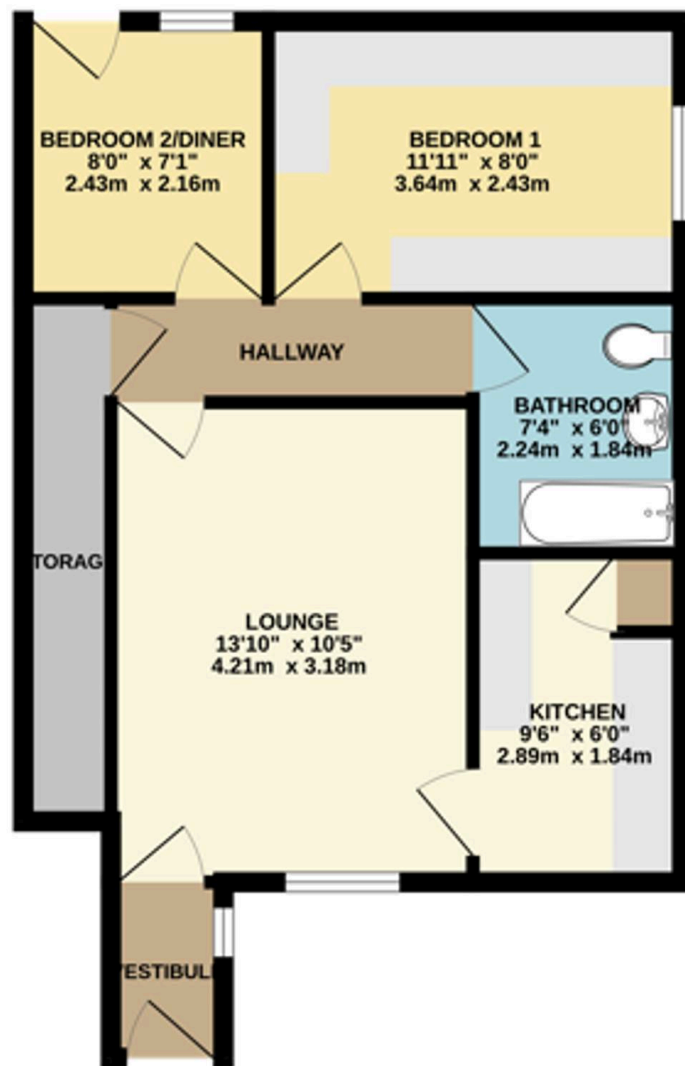








GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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