



Priestley Court Elphins Drive Warrington

No Onward Chain • Penthouse Apartment • Two Bedrooms • Open Plan Living • Two Bathrooms • Modern Throughout • Move In Ready • Excellent Location • Close To Local Amenities • Excellent Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this beautifully presented penthouse apartment, you are immediately welcomed by a highly desirable open-plan living space, flooded with natural light. The area begins with a modern, sleek kitchen featuring integrated appliances and generous worktop space—perfect for preparing home-cooked meals.

Flowing seamlessly from the kitchen is the dining area, creating an inviting setting for enjoying quality time with family and friends or unwinding after a long day. The lounge area also sits within this open-plan space, offering a comfortable place to relax and unwind.

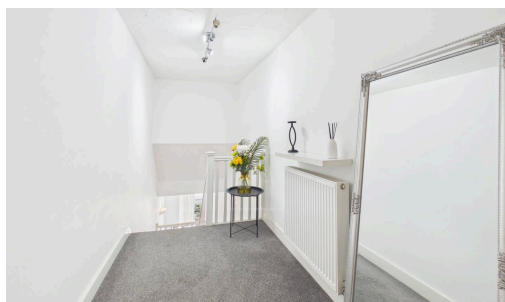
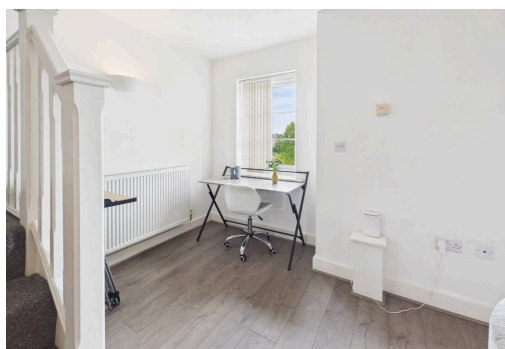
Additionally, there is a spacious and versatile area currently used as a home office, making it ideal for remote working or adapting to suit your lifestyle.

Upstairs, the property continues to impress with a cosy additional seating area, providing a private retreat. Both bedrooms are also located here, offering a peaceful space for rest and relaxation. Completing this superb home is two generously sized family bathrooms, with both being finished to a high standard.



EXTERIOR

This apartment benefits from allocated parking, offering both convenience and added peace of mind. Ideally located, it is surrounded by attractive green spaces and scenic walking routes to explore and enjoy.

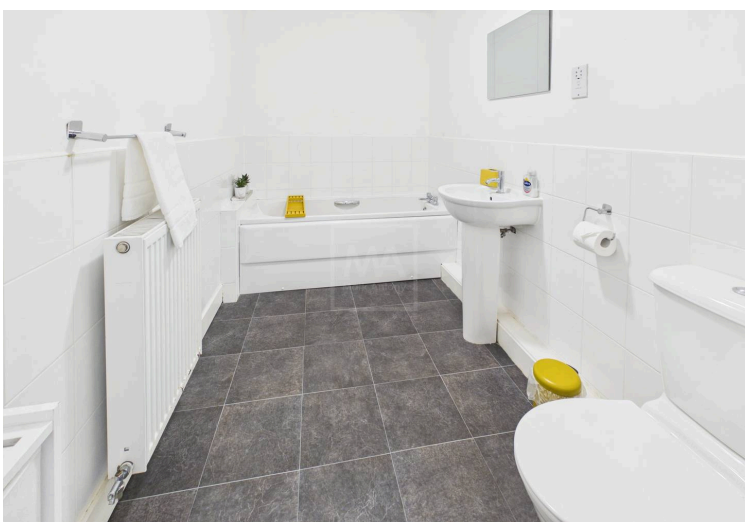


LOCATION

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: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B





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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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