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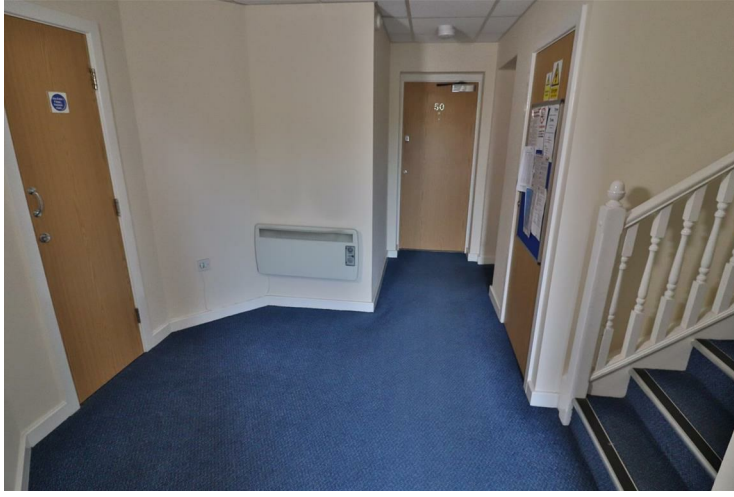
48 Lavender Gardens, Warrington, WA5 1BQ

Offers In Excess Of £80,000

GROUND FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN LOUNGE/DINING/KITCHEN AREA WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR DEVELOPMENT, ALLOCATED AND VISITOR PARKING, EASY REACH OF THE TOWN CENTRE, IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this well maintained ground floor apartment which is situated in a sought after location within easy reach of the town centre. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Communal entrance with security entry system, entrance hallway, open plan lounge/dining/kitchen area with built in oven and hob, bedroom and bathroom/w.c. Externally there are communal gardens, allocated and visitor parking. Viewing highly recommended.

COMMUNAL ENTRANCE



Externally there are communal gardens allocated and visitor parking.

With secure entry system.

ENTRANCE HALLWAY

Giving access to all rooms, intercom entry system.

OPEN PLAN LOUNGE/DININGKITCHEN AREA



Impressive open plan living and kitchen area with French doors opening to the front elevation, kitchen area fitted with a range of wall and base units incorporating a 1 1 /2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the front elevation.

BEDROOM



Good sized double bedroom with a Upvc double glazed window to the front elevation.

BATHROOM

Fitted with a low level w.c, panelled bath with shower over and screen, pedestal wash hand basin, part tiled walls, extractor unit.

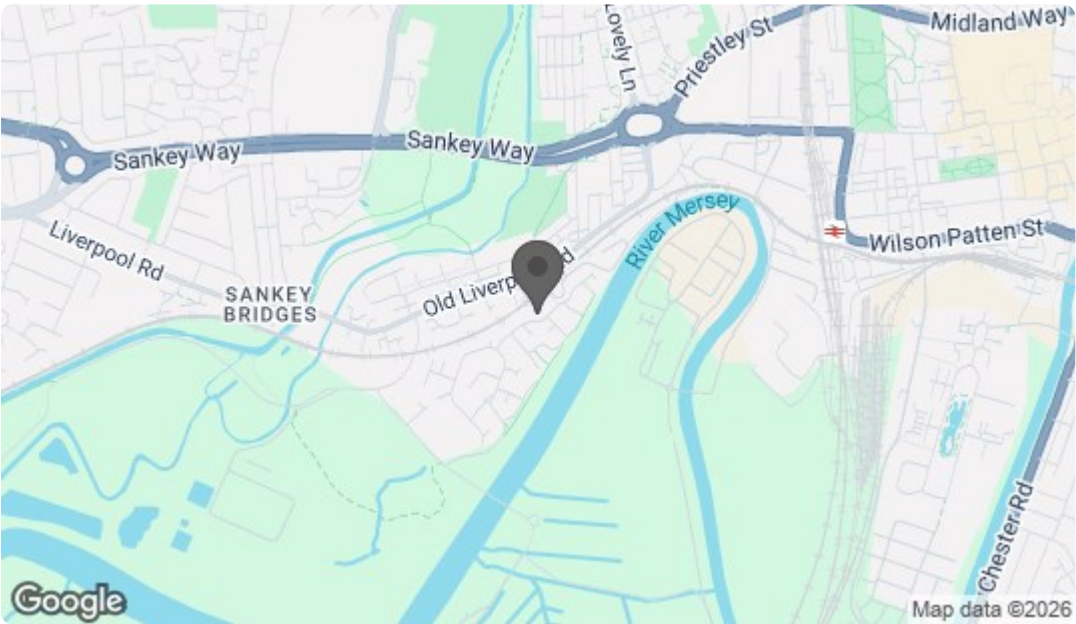
OUTSIDE

Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 47.2 sq. metres (508.5 sq. feet)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC