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51 Norley Close, Warrington, WA5 1GR

Offers In Excess Of £80,000

GROUND FLOOR APARTMENT, ONE BEDROOM, NO ONWARD CHAIN, KITCHEN WITH OVEN AND HOB, UPVC DOUBLE GLAZING, ON SITE PARKING, LOCATED CLOSE TO WARRINGTON HOSPITAL, IDEAL INVESTMENT OPPORTUNITY, VIEWING RECOMMENDED.

We are delighted to offer for purchase this ground floor apartment which is offered with the benefit of 'No Onward Chain' and close proximity to the hospital and the town centre. The accommodation briefly comprises: Entrance hallway with intercom entry system, lounge with bay window, fitted kitchen with built in oven and hob, bedroom and a bathroom/w.c. Externally there is on site parking available. Viewing recommended.

ENTRANCE HALLWAY

With built in storage cupboard, secure entry system.

LOUNGE



Good sized lounge with a Upvc bay window to the rear elevation and a Upvc double glazed window to the side elevation.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, part tiled walls, plumbed for a washing machine, Upvc double glazed window to the side elevation.

BEDROOM



Double bedroom with a Upvc double glazed window.

BATHROOM/W.C



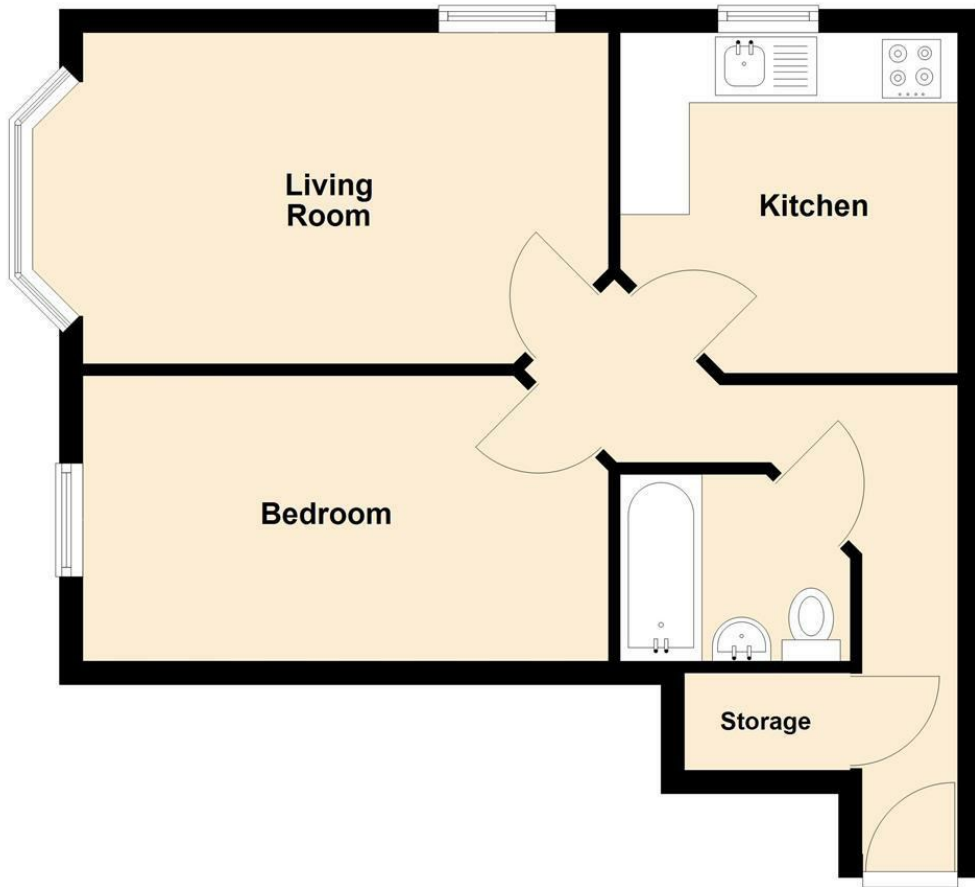
Fitted with a Panelled bath with shower over, pedestal wash hand basin and low level w.c, extractor unit.

OUTSIDE

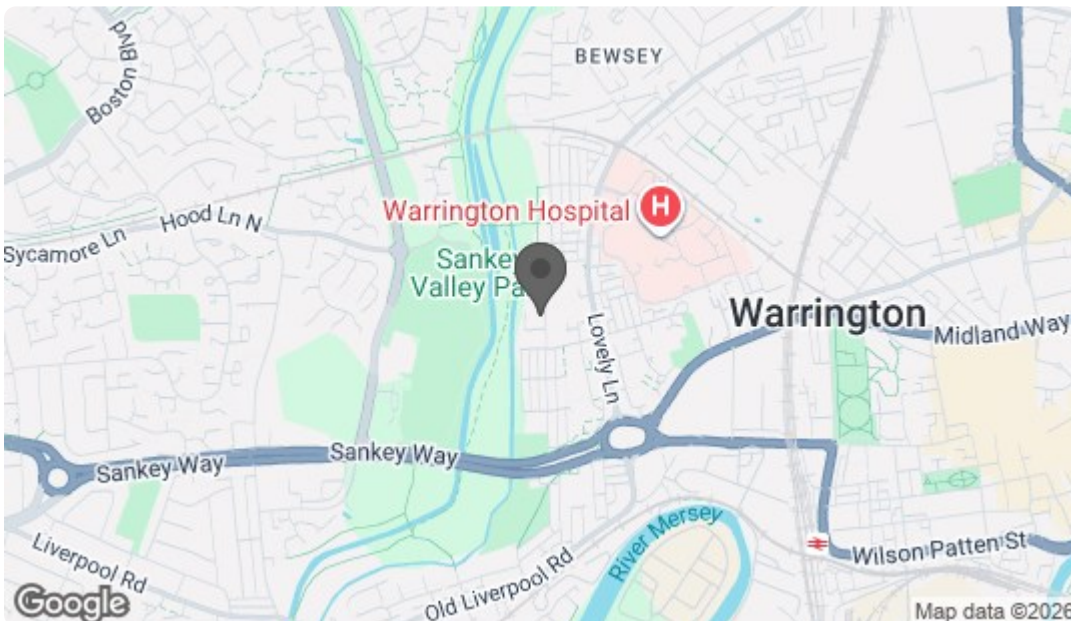
Externally the property has on site parking available.

Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 43.2 sq. metres (465.4 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	