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## **4 Bevan Court, Dunlop Street, Warrington, WA4 6AA**

**Offers In Excess Of £79,950**

GROUND FLOOR APARTMENT, IDEAL INVESTMENT OPPORTUNITY, OR FIRST TIME BUY. ONE BEDROOM, OPEN PLAN LOUNGE/KITCHEN AREA, UPVC DOUBLE GLAZING, ELECTRIC HEATING, BUILT IN OVEN AND HOB, INTERCOM ENTRY SYSTEM, CONVENIENT LOCATION, PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well maintained ground floor apartment. Located within walking distance of the town centre. Benefiting from Upvc double glazing and electric heating the accommodation briefly comprises:

Entrance hallway, open plan lounge/kitchen area with built in oven and hob, bedroom and a bathroom/w.c.

Externally the property has communal garden areas and parking. Viewing highly recommended.

## ENTRANCE HALLWAY

## OPEN PLAN LOUNGE/DINING ROOM



With a Upvc double glazed window, wood flooring, kitchen area 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 halogen hob with extractor above, wall lights to the lounge area, intercom entry system.

## BEDROOM



Double bedroom with a Upvc double glazed window.

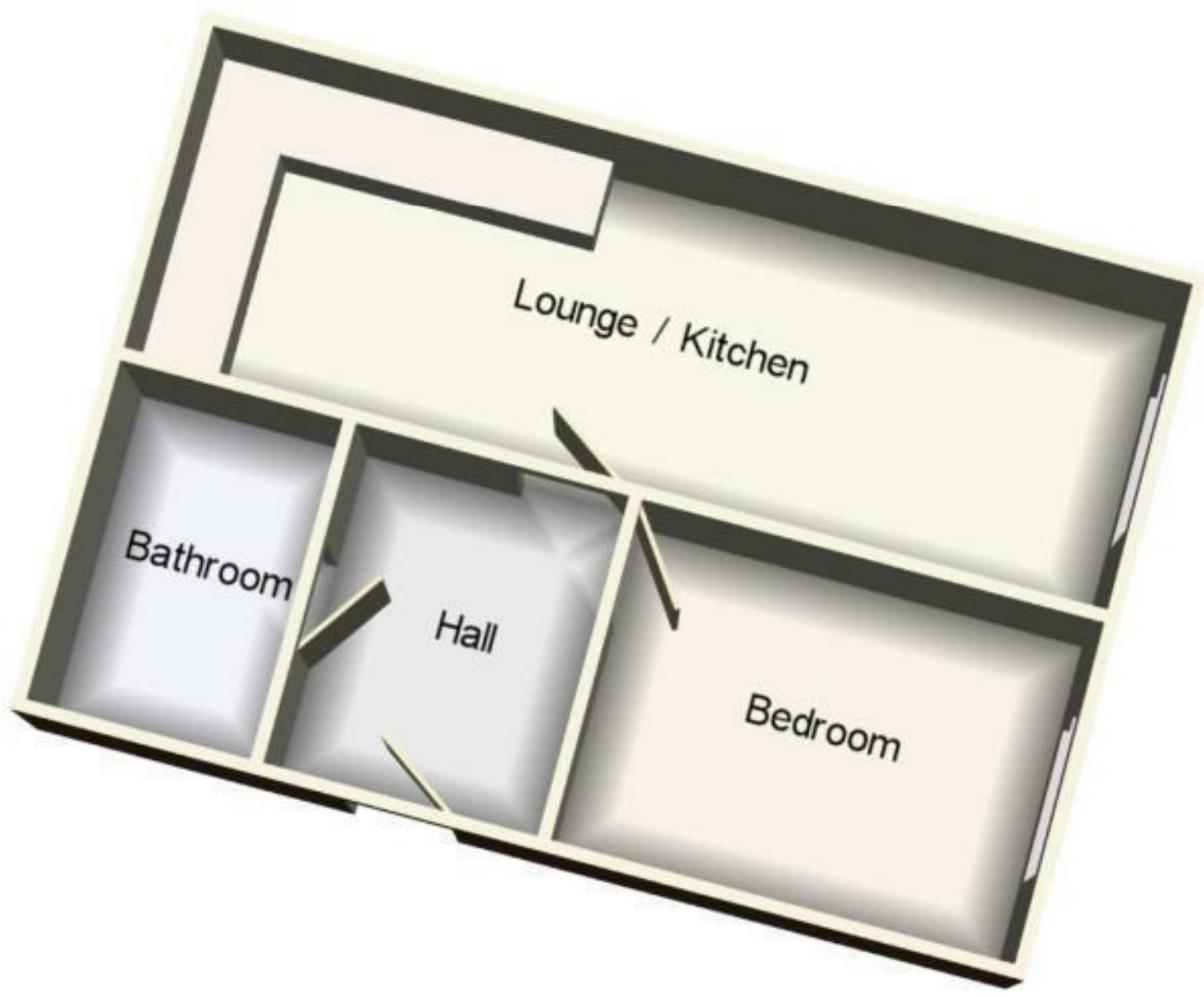
## BATHROOM/W.C



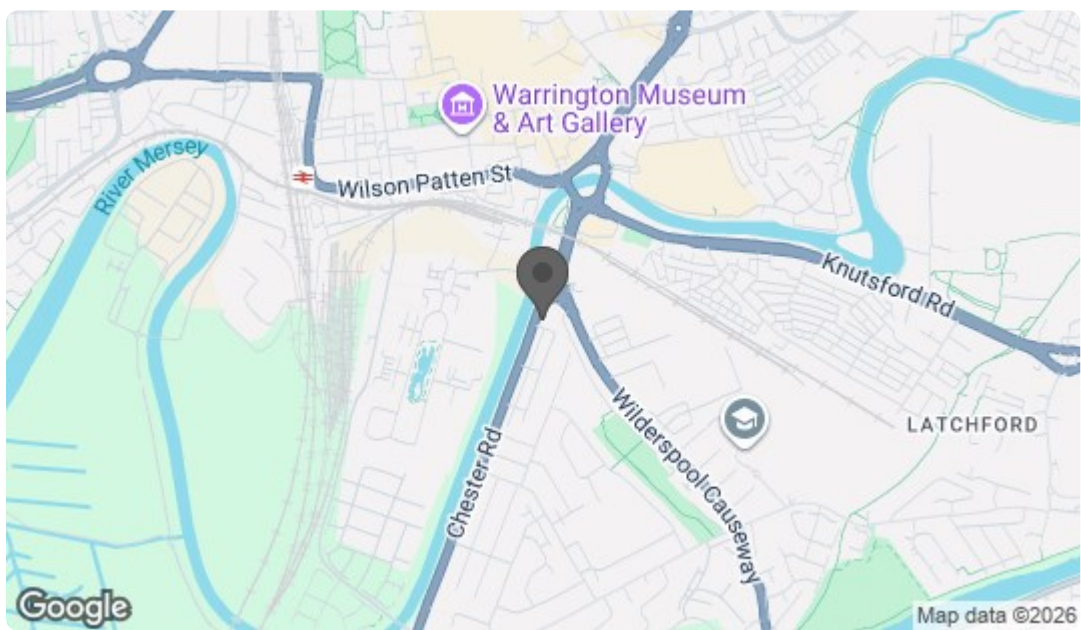
Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, part tiled walls.

## OUTSIDE

Externally there are communal areas and allocated underground parking.



# Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	