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48 Lavender Gardens, Warrington, WA5 1BQ

Offers In Excess Of £75,000

GROUND FLOOR APARTMENT | ONE BEDROOM | OPEN-PLAN LIVING | ALLOCATED PARKING | POPULAR DEVELOPMENT | CASH BUYERS ONLY

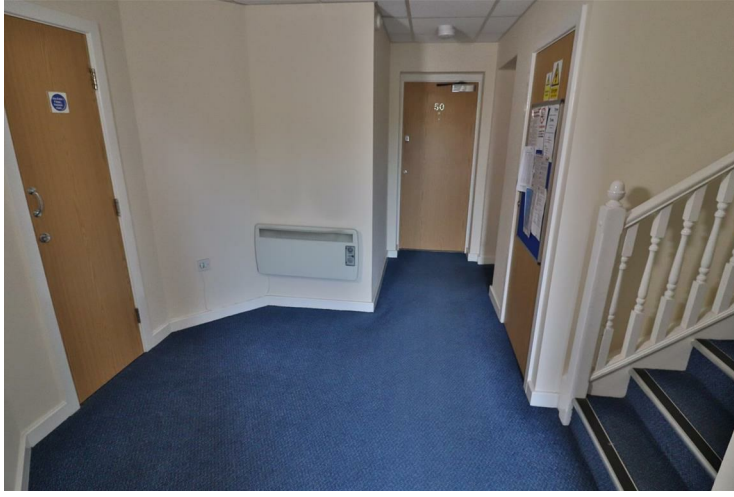
We are delighted to offer for purchase this well-maintained ground floor apartment, ideally situated within a popular residential development in Great Sankey, Warrington. Conveniently located within easy reach of Warrington Town Centre and a range of local amenities, the property would make an ideal purchase for a first-time investor or anyone seeking a conveniently positioned home.

The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises a communal entrance with security entry system, private entrance hallway, open-plan lounge/dining/kitchen area incorporating a fitted kitchen with built-in oven and hob, a well-proportioned bedroom and a bathroom/WC.

Externally, the development benefits from communal gardens, allocated parking and additional visitor parking.

Offering practical, low-maintenance accommodation in a popular location, this apartment is well placed for access to local amenities, transport links and the wider Warrington area.

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.

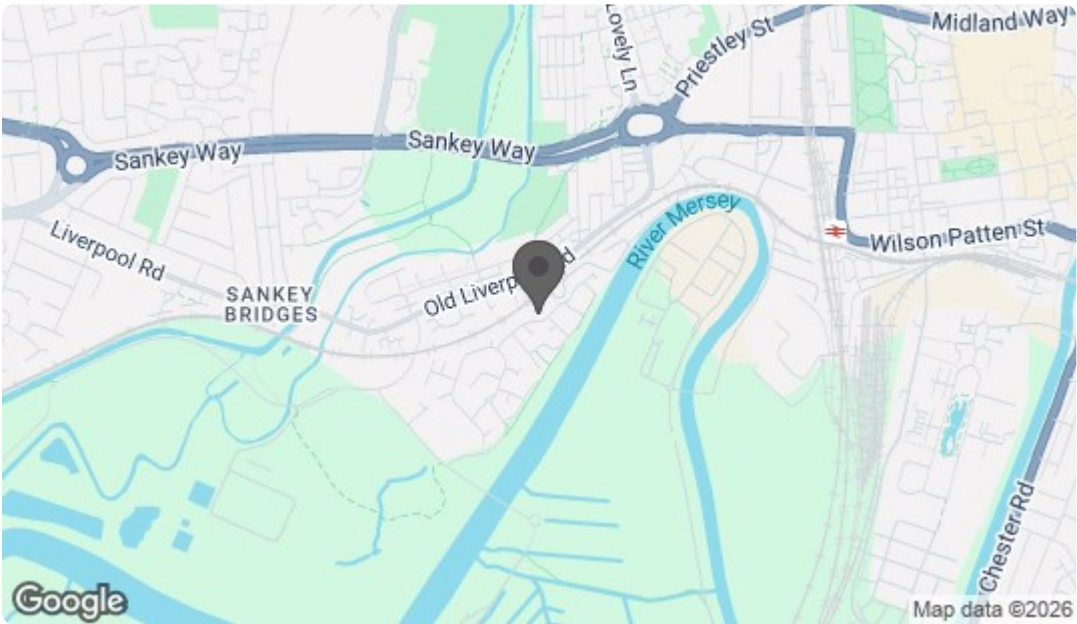
OUTSIDE

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		