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HOWELL & CO.
SALES & LETTINGS

37 Berkeley Close, Warrington, WA5 0EP

£875 PCM

TWO BEDROOM GROUND FLOOR APARTMENT | POPULAR BEWSEY LOCATION | SPACIOUS LIVING AREA | FITTED KITCHEN WITH DINING SPACE | COMMUNAL GARDENS | OFF-ROAD PARKING | EPC RATING C | COUNCIL TAX BAND B

Situated in the popular residential area of Bewsey, this well-presented two-bedroom ground floor apartment offers spacious accommodation throughout and is ideally suited to professionals, couples or small families seeking a conveniently located home.

The property comprises a welcoming entrance hallway with useful built-in storage, leading through to a generously sized fitted kitchen/diner with ample space for dining. The bright and spacious living room benefits from double doors opening directly onto the well-maintained communal gardens, creating a pleasant outlook and allowing plenty of natural light to fill the room.

The accommodation further comprises a well-proportioned principal bedroom, a second bedroom which is ideal as a guest room, nursery or home office, and a modern bathroom. Additional built-in storage provides excellent practicality for everyday living.

EXTERNAL

The property benefits from well-maintained communal gardens, providing an attractive outdoor space for residents to enjoy. There is also off-road parking available, offering convenient parking for residents and visitors alike.

HALLWAY

Welcoming entrance hallway providing access to all rooms, complete with a useful built-in storage cupboard.

LIVING ROOM

A bright and spacious reception room offering ample space for lounge furniture, with double doors opening directly onto the well-maintained communal gardens.

KITCHEN/DINER

Fitted with a range of wall and base units incorporating complementary work surfaces, with ample space for a dining table and chairs.

BEDROOM 1

A generously proportioned double bedroom offering space for a range of freestanding furniture.

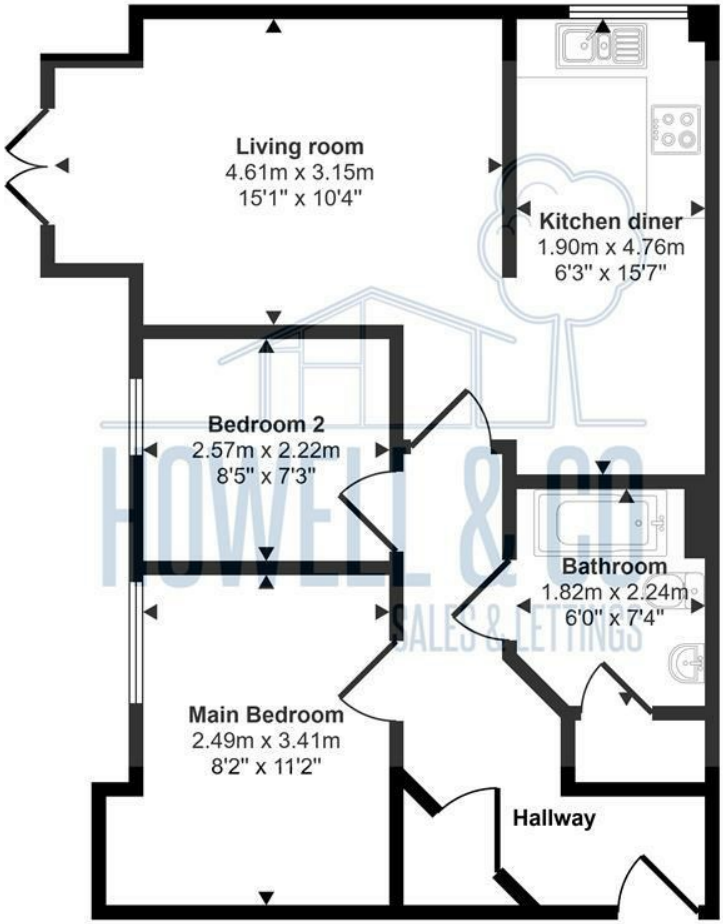
BEDROOM 2

A well-proportioned second bedroom, ideal as a guest room, home office or nursery.

BATHROOM

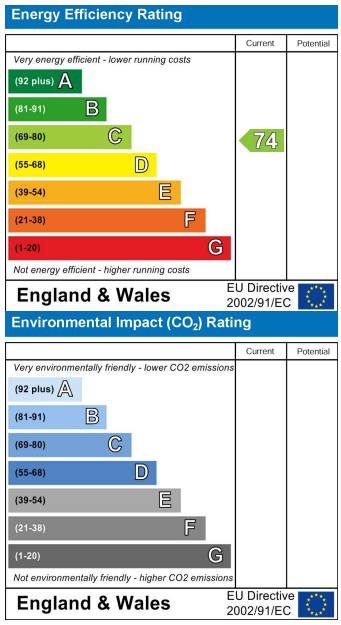
Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level W.C.

Approx Gross Internal Area
55 sq m / 589 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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