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## 84 Stansfield Drive, Warrington, WA4 3EA

**£1,500 PCM**

TOP FLOOR APARTMENT, TWO BEDROOMS, WELL PRESENTED THROUGHOUT, EN-SUITE TO MASTER BEDROOM, OPEN PLAN KITCHEN LIVING AND DINING ROOM, SECURE OFF ROAD PARKING, SOUGHT AFTER LOCATION.

We are delighted to offer to the rental market, this stunning two bedroom top floor apartment located on Stansfield Drive, Grappenhall.

Beautifully presented, this property briefly comprises: Entrance hall offering access to all rooms, dining room with high ceilings and lots of natural light, galley kitchen with gas hob and integrated appliances such as dishwasher, fridge freezer and washing machine, living room with electric fireplace, master bedroom with modern ensuite and walk in wardrobe, second bedroom, main bathroom with four piece suite including freestanding bath and separate shower enclosure.

Benefiting from a full redecoration and stunning hard wood flooring throughout, the accommodation also offers upvc double glazing and gas central heating, intercom entry system and secure off road parking.

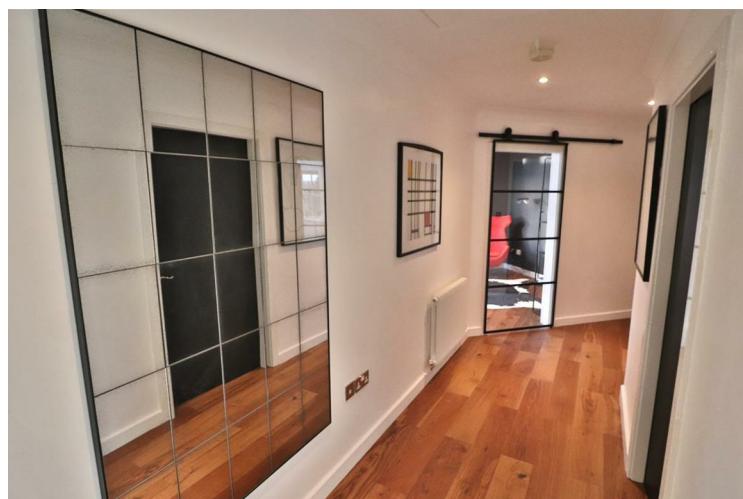
Stansfield Drive occupies a desirable location in Grappenhall, close to the Walled Gardens, and within walking distance of the quaint village where local amenities, including two traditional pubs, can be found. The property is close to motorway networks which allow for an easy commute.

## EXTERNAL



Externally this property has secure off road resident parking and an intercom entry system.

## ENTRANCE HALL



Allowing access to all rooms, finished with freshly painted white walls, hard wood flooring and a variety of wall decor including feature wall mirror.

## KITCHEN



Beautiful, modern galley kitchen, with a range of white wall, base and larder units. Including oven and gas hob with extractor, black sink with chrome mixer tap, and integrated appliances such as fridge freezer, dish washer and washing machine.

Finished with dark granite work surfaces, hard wood flooring, freshly painted black walls, black hardware, a large Upvc double glazed window to the side elevation, and inset spot lighting. Open plan, at both ends, to both the living room and the dining room.

## LIVING ROOM



Decorated to the highest standard, with hard wood flooring, freshly painted walls and two Upvc double glazed windows to the side elevation. Furnished with a green sofa, black pedestal coffee table, wall mounted mirror, rug and electric fire.

## DINING ROOM



Impressive dining space with high ceilings and an array of Upvc double glazed windows with lots of natural light. With various furnishings including black dining table and green chairs. Complete with wall sconces, beautiful pendant ceiling lighting, contrasting black and white painted walls and hard wood flooring.

## BEDROOM ONE



Spacious bedroom with black wall mounted shelves, two upvc double glazed windows, freshly painted peach walls and hard wood flooring. Complete with access to the ensuite, and walk in wardrobe. Furnished with lamps, sideboard and two bedside tables

## ENSUITE



Complete with a modern three piece suite, incorporating low level wc with push button flush, wall mounted hand wash basin with chrome mixer tap and shower enclosure with wall mounted

rainfall shower. Tiled throughout with a wall mounted mirrored storage cupboard.

## **WALK IN WARDROBE**



Walk in wardrobe with full length mirror, shelving, hard wood flooring, and freshly painted off white walls.

## **BEDROOM TWO**



Good sized second bedroom, complete with two upvc double glazed windows, peach painted walls and hard wood flooring.

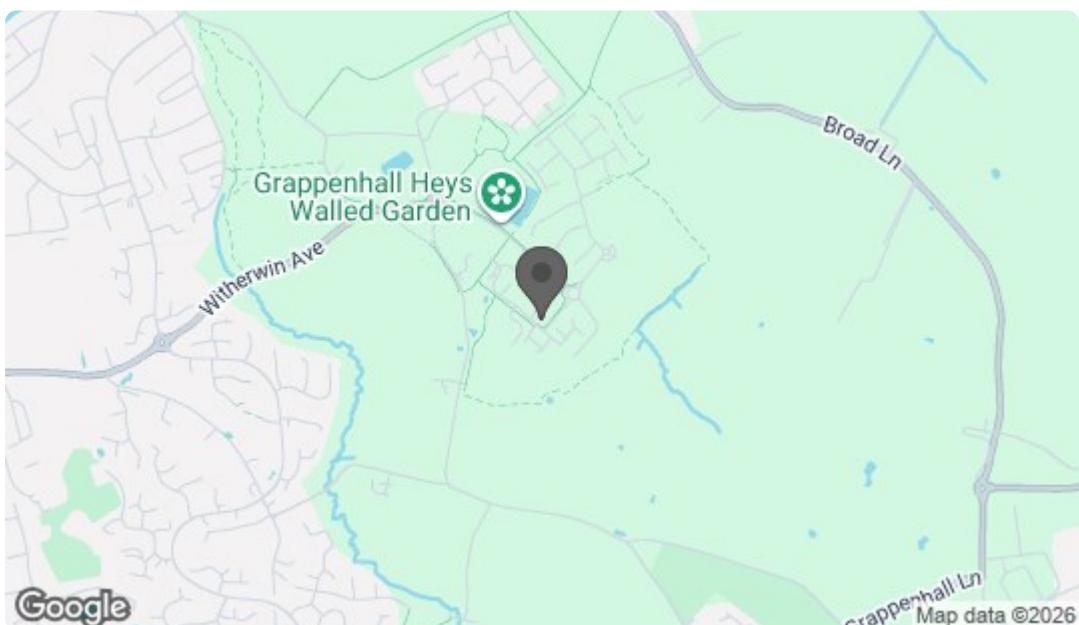
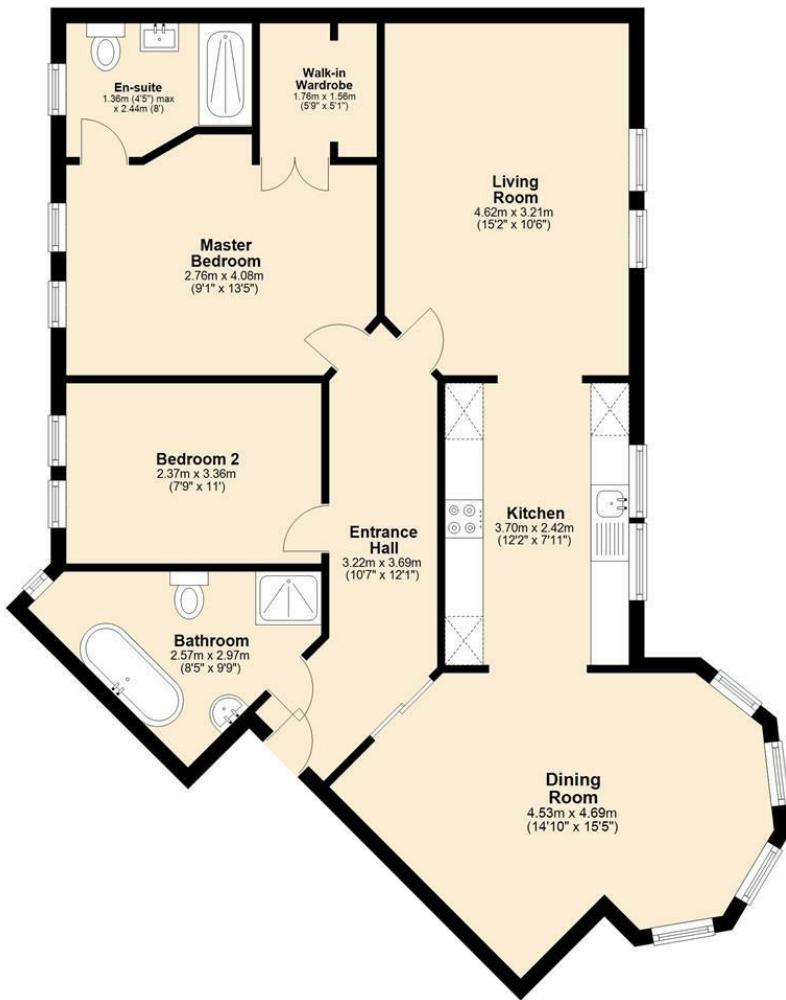
## **BATHROOM**



Stunning four piece bathroom suite comprising free standing bath, shower enclosure with rainfall shower and handheld attachment, low level w.c with push button flush and hand wash basin with storage drawers and black mixer tap. Complete with wall mounted mirror, a recessed shelf, double glazed window, black wall tiles and grey floor tiles.

## Ground Floor

Approx. 82.7 sq. metres (890.6 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		

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC