759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel **01925 417091**
Email **info@howellandco.co.uk**

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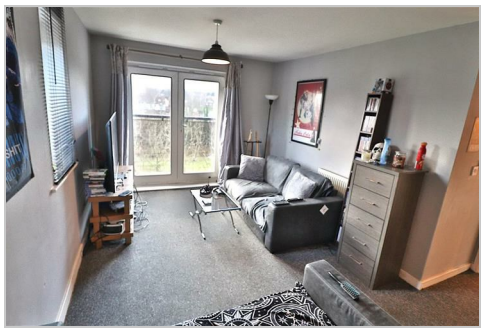
SALES & LETTINGS



118 Clearwater Quays, Warrington, WA4 1DL

£109,950

TOP FLOOR APARTMENT, TWO BEDROOMS, INVESTMENT OPPORTUNITY, TENANT IN SITU, OPEN PLAN LIVING SPACE, KITCHEN WITH BUILT IN OVEN AND HOB, CLOSE TO THE VILLAGE CENTRE.

We are delighted to offer for purchase this top floor apartment which is being offered for sale with a tenant in situ. Offering an excellent investment opportunity. Benefiting from Upvc double glazing, secure entry system and close proximity to Latchford village centre the accommodation briefly comprises: Entrance Hallway, Open plan living/dining/kitchen, Juliette balcony with canal views, two bedrooms and a bathroom/w.c.

Viewing highly recommended.

ENTRANCE HALLWAY

With intercom entry system, storage cupboard.

OPEN PLAN LOUNGE/DINING AREA

Impressive open plan living and dining area with a Upvc double glazed window to the side elevation, Upvc double glazed French doors opening to a Juliette balcony, open plan to the kitchen area.

KITCHEN

Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, part tiled walls, plumbed for a washing machine.

MASTER BEDROOM

With a Upvc double glazed French doors opening to a "Juliette" balcony to the front elevation.

BEDROOM TWO

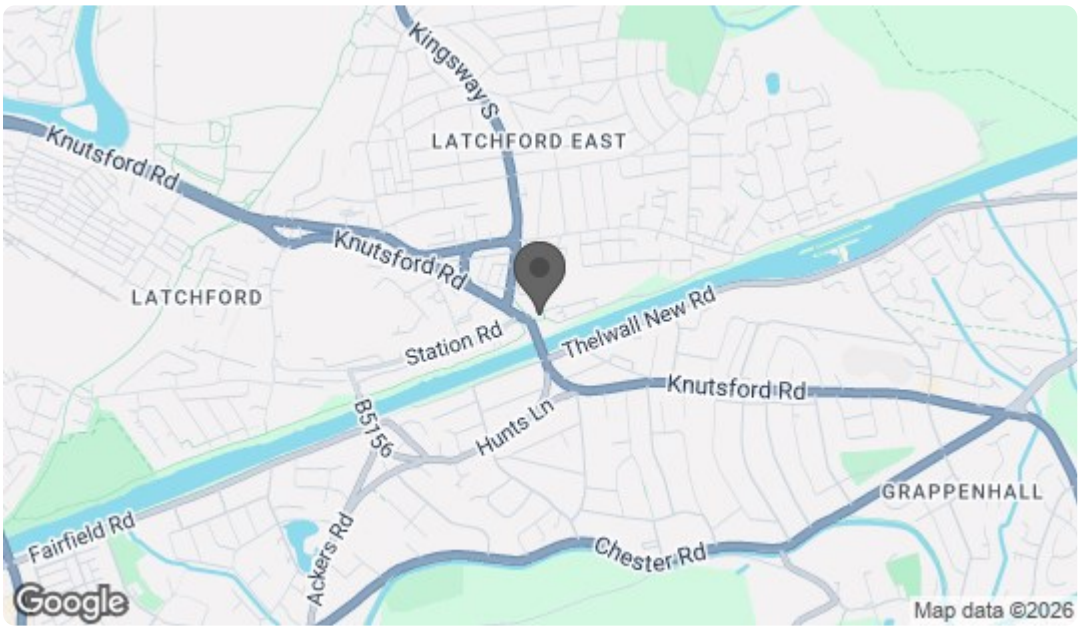
With a Upvc double glazed window to the front elevation.

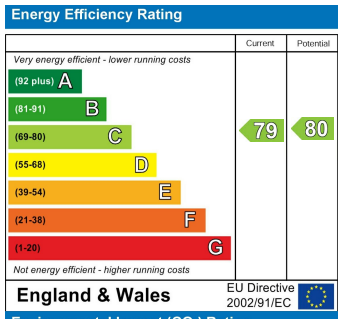
BATHROOM/W.C

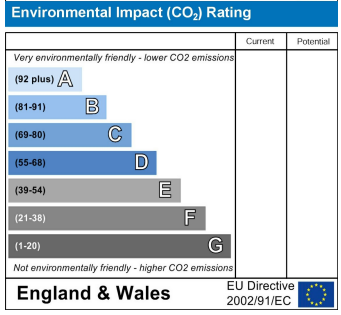
Fitted with a low level w.c, panelled bath with shower over and glass screen, and pedestal wash hand basin, part tiled walls, extractor unit, wood laminate flooring.

OUTSIDE

Externally one site parking is provided.







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