



Bridgewater

Estates & Lettings



4 Pinehurst Walk Boston Boulevard, Warrington, WA5 8HL
£130,000



4 Pinehurst Walk Boston Boulevard, Great Sankey, Warrington, Cheshire, WA5 8HL

General

Pinehurst Walk is located in the popular area of Chapelford Village on the west side of Warrington which is ideally positioned for easy access to Gemini retail park and the Omega Commercial areas. Pinehurst Walk is within a short walk of local shops too. This first floor apartment is well presented and would ideally suit a first time buyer. It is offered for sale on a 50% or 75% shared ownership basis and rent is paid on the remaining % to a housing association. The rent is currently £148.96pcm at 50% and £74.48pcm at 75%.

Service charge payable is £86.40 per month

Shared ownership eligibility criteria:

Must be living or working in the Warrington area

Salary must not exceed £60,000pa

Joint purchasers salary must not exceed £80,000pa

Must not own another property.

Kitchen

Range of Beech wood effect base and wall units with space for washing machine and fridge. Black Formica work tops with a built in single bowl stainless steel sink with chrome mixer tap. Integrated single oven and stainless steel gas hob with extractor hood over. Extractor fan, centre ceiling light and smoke alarm. Combi type gas boiler providing hot water and central heating.

Lounge

The lounge is open plan with the kitchen and has double French style patio doors opening onto a Juliet style balcony that overlooks the front of the building. Two central heating radiators and two ceiling lights.

Hallway

The entrance hallway provides access to all rooms and benefits from a storage cupboard that houses the main electrical consumer unit. Centre ceiling light, double radiator and wall mounted central heating thermostat.

Bedroom 1

This double bedroom overlooks the front of the building and has a radiator and a ceiling mounted light



Bedroom 2

This single bedroom overlooks the front of the building and has a radiator and ceiling mounted light.

Bathroom

Three piece bathroom set in white with double flush wc, pedestal mounted sink and bath with thermostatic boiler fed shower over. Single radiator, extractor fan and ceiling mounted light.

External

There are communal gardens that are maintained and a single parking space

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

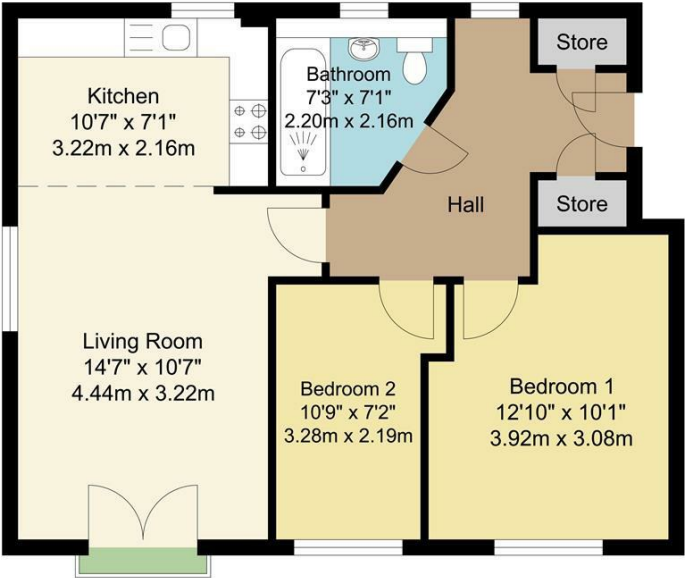
Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.



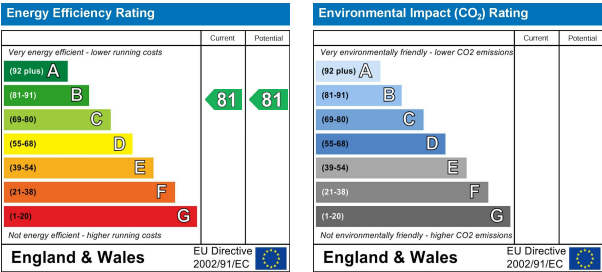


Flat 4 Pinehurst Walk, Boston Boulevard, Great Sankey, Warrington, WA5 8HL



TOTAL APPROX FLOOR AREA 587.38 SQ.FT. (54.57 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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Lymm, Cheshire, WA13 0PS

T: 01925 599111

E: sales@bridgewaterel.co.uk