



OPPOSITE ST ELPHIN'S PARK | PURPOSE-BUILT FIRST FLOOR APARTMENT | BAY-FRONTED LOUNGE | DINING KITCHEN. This one-bedroom first-floor purpose-built apartment comprises an entrance hallway, storage cupboard, lounge featuring a bay window, dining kitchen, bedroom and bathroom. The apartment is positioned close to Warrington Town Centre and benefits from excellent transport links.

£750 Per Month



Tel: 01925 600 200

Fairfield Street

Entrance Hallway

13'8" x 6'3" (4.175m x 1.913m)

Carpeted flooring, intercom telephone to the communal door, access to the lounge, kitchen, bedroom., bathroom, and storage cupboard. Electric storage heater.

Lounge/Kitchen

24'7" x 11'3" (7.508m x 3.432m)

A carpeted lounge area split with a vinyl floored Kitchen to the rear elevation. Lounge/Kitchen comes with a PVC bay window to the front elevation with electric storage heater. Complimenting this lounge, the kitchen comes briefly with a range of drawer, eye and base-level units featuring a tiled splashback, stainless steel sink drainer unit with mixer tap set within a heat-resistant roll edge top, and electric hob with oven, and hood. 'Bosch Maxx' washing machine and 'Hot Point' Fridge freezer with electric storage heater fitted to the internal wall.

Bathroom

6'10" x 5'6" (2.095m x 1.701m)

Low-level WC, Sink with chrome mixer tap, thermostatic shower over bath, laminate flooring and electric storage heater.

Bedroom

14'6" x 9'8" (4.442m x 2.951m)

Carpeted flooring, PVC double-glazed window to the rear elevation, electric storage heater with built-in cloakroom to the front elevation.

Storage Cupboard

2'6" x 2'1" (0.77m x 0.65m)

Housing the water tank.

Outside

Communal gardens and parking.

Tenure

Leasehold.

Council Tax

Band 'A' - £1,581.00 (2023-2024)

Services

Local Authority

Warrington Borough Council

Postcode

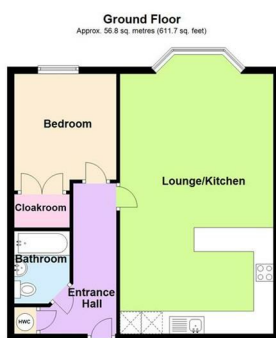
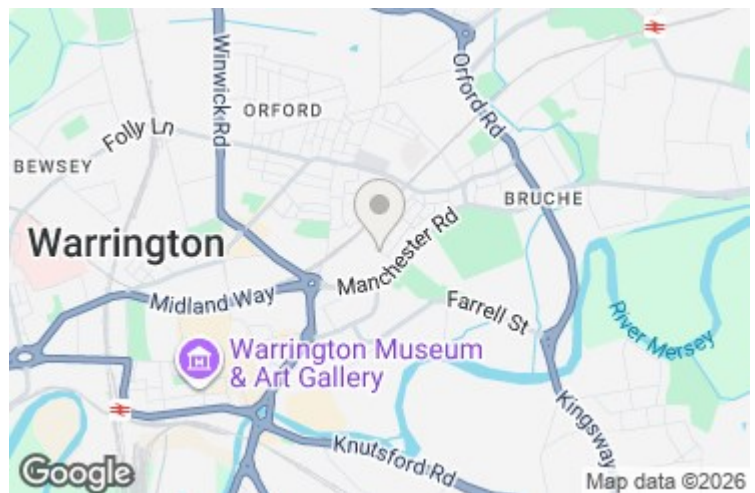
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Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

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	



Total area: approx. 56.8 sq. metres (611.7 sq. feet)