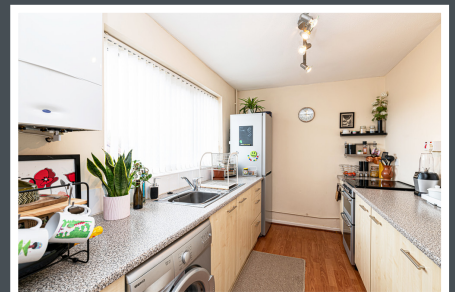




Whitethroat Walk, Birchwood Warrington,



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SALES & LETTING AGENTS

HIGHLIGHTS

- Maisonette Apartment
- Parking Available
- Fantastic Investment Property
- Two Bedrooms
- Close to Birchwood Park
- Light and Airy
- Large Balcony
- Near Risley Moss Nature Reserve
- Spacious Lounge
- Brilliant Motorway Links



DESCRIPTION

Interactive Viewing Available Call us on 01925267070. A fantastic investment opportunity! Situated close to motorways and Birchwood Park, this two bedroom maisonette apartment is not to be missed.

Entrance into the property is via a flight of stairs from the ground floor. Entering the apartment, you will find a well maintained kitchen and a spacious, light and airy lounge/dining room. There is the added benefit of a balcony, perfect for alfresco dining. The two bedrooms and bathroom can be found on the top floor and overlook the neighbouring park.

PARKING

The apartment benefits from a large car park. There is also on street parking for visitors.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.88m x 5.15m
- Kitchen 2.22m x 3.30m
- Balcony 1.92m x 5.15m

TOP FLOOR

- Landing
- Bedroom One 4.67m x 2.88m
- Bedroom Two 2.06m x 2.20m
- Bathroom 2.11m x 2.20m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)



LOCATION

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. The suburb is surrounded by attractive parks including Risley Moss Nature Reserve and Birchwood Forest Park. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club.

The suburb is home to a number of excellent primary and secondary schools, making it a popular family location. It is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network along with the train station is just a few minutes' drive away.

DISTANCES

- Birchwood Shopping Centre 15 minute walk
- Birchwood Train Station 15 minute walk
- Warrington Town Centre 6 miles
- Manchester City Centre 17 miles via M56
- Manchester Airport 18 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: A

Ground Rent: £35pa

Service Charges: £270pa

Tenure: Leasehold

Lease Remaining: 982 Years

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

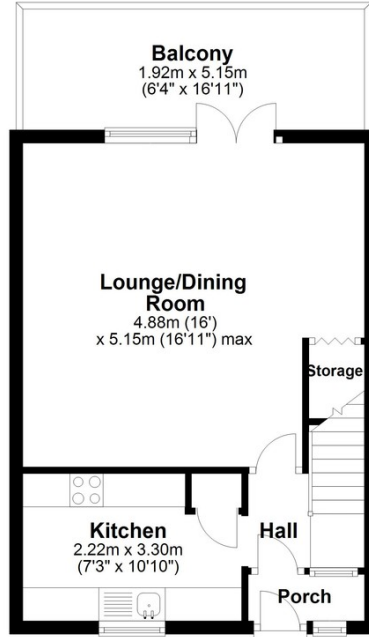
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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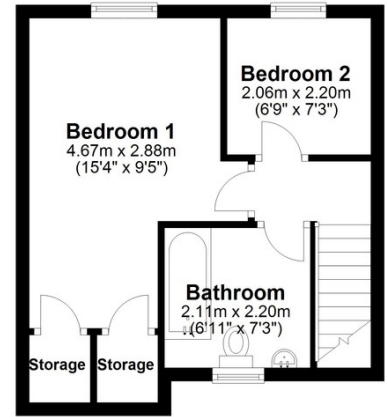
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)

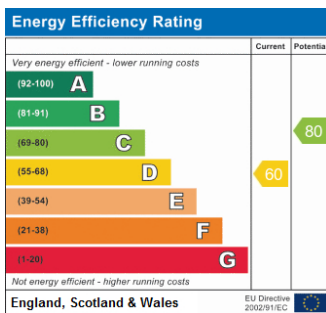


First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**