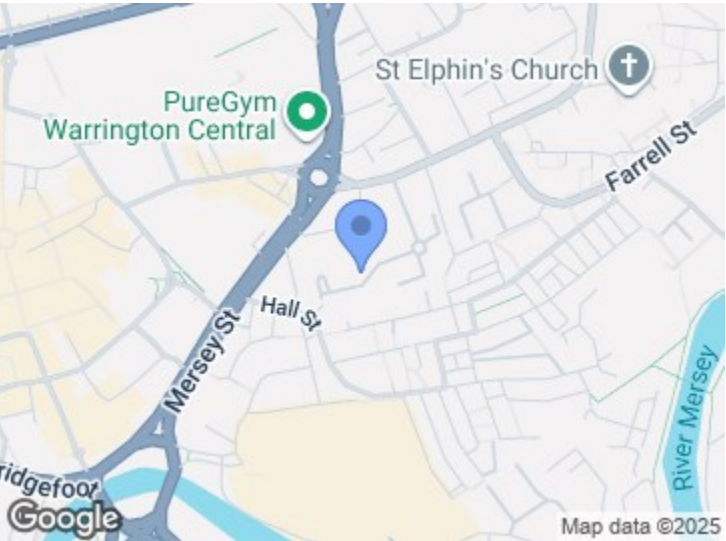


Location

Trinity Green is an extremely popular location within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities throughout the UK.



Total area: approx. 40.6 sq. metres (437.0 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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



WALKING DISTANCE OF THE TOWN CENTRE & LOCAL AMENITIES | TOP FLOOR APARTMENT | LARGE LOUNGE & KITCHEN. Occupying an increasingly popular location, this top floor apartment offers spacious accommodation including entrance hallway, lounge & dining kitchen, bedroom, and bathroom. Communal parking to the rear.



# Holywell Drive



## Accommodation

Set within this popular modern development built by 'Countryside Homes' some seventeen years ago within walking distance of the town centre and local amenities, this top floor apartment offers well proportioned accommodation including a entrance hallway, lounge/kitchen area, bedroom and bathroom. Externally is communal parking.

## Top Floor

### Entrance Hallway

Access through a traditional style front door, carpeted flooring, gas central heating radiator, cupboard housing the consumer unit, and 'INDESIT' washing/drying machine.

### Lounge & Kitchen

A range of matching base, drawer and eye level units with concealed lighting, integrated appliances including four ring gas hob with splashback and extractor hood, oven/grill, fridge/freezer and cupboard housing 'ALPHA co2 Plus' boiler. One and a half bowl stainless steel single sink draining unit with chrome mixer tap in a composite roll edge work surface with splashback, paneled flooring, two PVC double glazed windows to the side elevation, two gas central heating radiators, TV & internet point.

### Bedroom

Two PVC double glazed windows to the side elevation and two gas central heating radiators.

### Bathroom

Three Piece suite including a corner shower unit with chrome mixer tap and tiled walls, low-level and pedestal wash hand basin with chrome mixer taps. Gas central heated radiator.

### Outside

To the rear you will find the communal parking area.

### Council Tax

Band 'A' - £1,184.57 (2024/2025)

### Local Authority

Warrington Borough Council



## Postcode

WA1 2GG

## Viewing

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

