

# Trinity Green



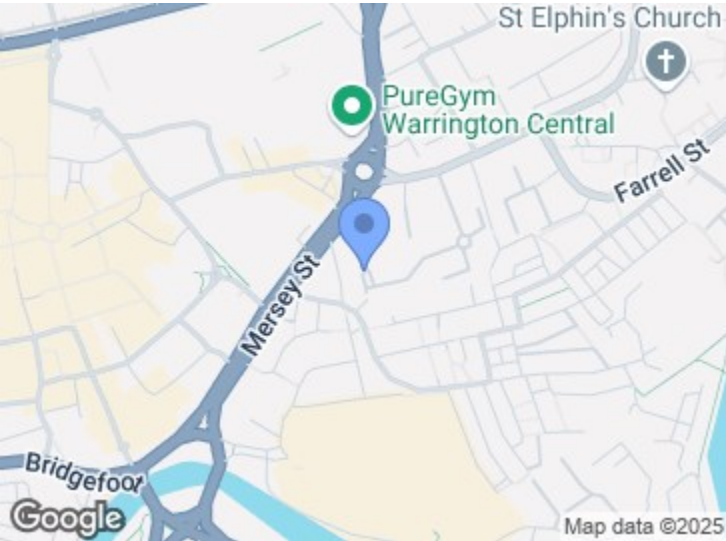
WELL-PRESENTED TWO-BEDROOM APARTMENT | SUPERB TOWN LOCATION | EXCELLENT TRANSPORT LINKS TO MANCHESTER & LIVERPOOL | FAMILY BATHROOM & EN-SUITE | This well-presented two-bedroom apartment comprises an entrance hallway with storage/utility cupboard, through lounge, dining room and kitchen featuring matching drawer eye and base level units, two double bedrooms, family bathroom and an en-suite. Located next to the town centre this apartment benefits from excellent transport links via the two rail stations, ease of access to the motorways, short walk to Warrington Market which hosts an abundance of eateries, leisure facilities and vendors. The apartment is also a stone's throw from The Golden Square where there is a myriad of retailers to explore. Uniquely this apartment benefits from gas central heating.

Offers In Excess Of £130,000

Tel: 01925 600 200

### Location

This property is in 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 through the UK.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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# Trinity Green Holywell Drive



## Accommodation

### Communal Entrance

### First Floor Entrance

### Entrance Hallway

10'2" x 7'10" (3.12m x 2.39m )

### Utility Area

3'11 x 2'3 (1.19m x 0.69m)

### Lounge

14'11" x 10'11" (4.55m x 3.35m)

### Dining Area

12'2" x 8'0" (3.71m x 2.46m )

### Kitchen

8'1 x 7'2 (2.46m x 2.18m)

### Bedroom One

11'10 x 11'4 (3.61m x 3.45m)

### En-Suite Shower Room

7'8 x 5'1 (2.34m x 1.55m)

### Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

### Bathroom

7'10 x 6'5 (2.39m x 1.96m)

### Outside

Communal gardens with parking to the rear & space for guest parking.

### Tenure

Leasehold

### Council Tax

Band

### Local Authority

Warrington Borough Council.



## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA1 2GG

## Possession

Vacant Possession Upon Completion.

## Viewing

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

