



Hamnett Court, Birchwood, Warrington
Offers In Excess Of £90,000

Ascend
Built on higher standards

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Open For Buy To Let Investors & Residential Buyers

Tucked away in Hamnett Court, this cheerful two-bedroom apartment is the kind of place that quietly gets on with being a great home. No flashy gimmicks here, just a comfortable, well-laid-out space that's ready for its next chapter.

Step inside and you'll find a welcoming living area that's perfect for putting your feet up after a long day, catching up on your favourite shows, or hosting the occasional takeaway night. The two good-sized bedrooms offer flexibility, whether that's a peaceful night's sleep, a home office, or a bit of both.

The bathroom is practical and does exactly what it says on the tin, and with parking for one car, you won't be fighting for a space when you get home, always a win.

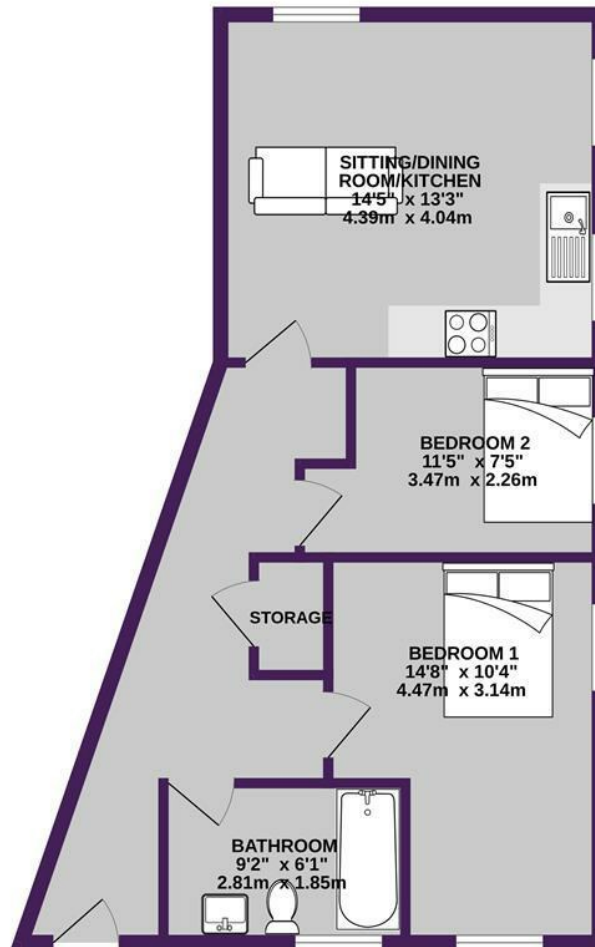
Location? That's where this one really shines. Sitting right in the heart of Birchwood, you're just a short stroll from the train station and close to major motorway links, ideal for commuters, explorers, and anyone who likes their journeys stress-free. Add in nearby shops, cafés, and leisure facilities, and you've got everyday convenience well and truly covered.

Whether you're a first-time buyer looking for a place to call your own or an investor hunting for a solid, sensible addition to the portfolio, Hamnett Court is proof that sometimes



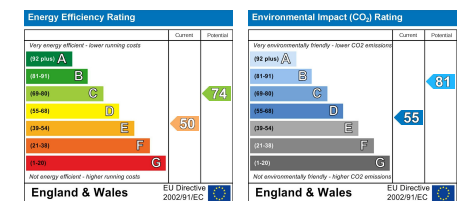
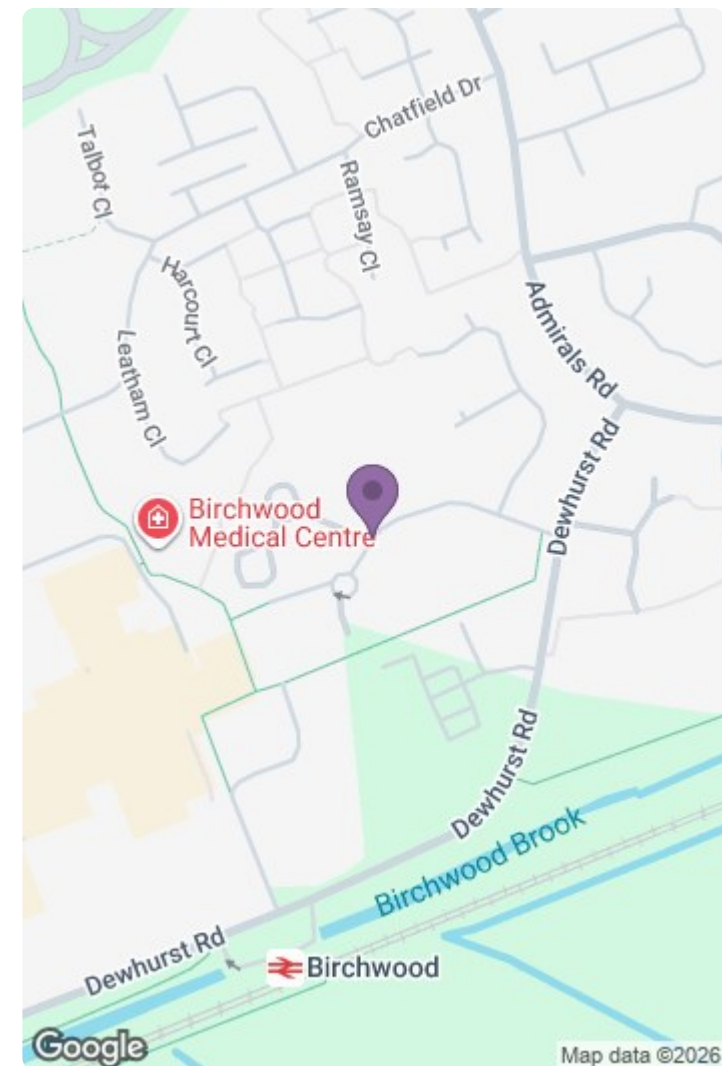
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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