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## 5 Lowlands Close, Alkrington



- Well Presented One Bed Ground Floor Maisonette
- uPVC Double Glazed / Electric Storage Heaters
- Enclosed Porch, Lounge, Kitchen And Shower Room
  - Lawned Front Garden
  - Communal Resident Parking To The Rear

£125,000

Well presented one bed ground floor maisonette with lawned front garden and communal resident parking to the rear. Briefly comprising of uPVC double glazed windows, electric storage heaters, entrance porch, lounge, kitchen, three-piece shower room and bedroom. Externally to the front is a lawned garden and path to the entrance. To the rear is communal resident parking. Situated in the much sought after area of Alkington with easy walking distance to its shops and facilities, transport links and ideal for access to the M60 motorway network.

### **PORCH**

Enclosed entrance porch leading to...

### **LOUNGE**

4.80m x 2.93m (15'8" x 9'7")

Front aspect with electric storage heater, carpet flooring and storage cupboard.

### **KITCHEN**

3.89m x 1.64m (12'9" x 5'4")

Front aspect with a range of wall and base units incorporating stainless steel sink, electric hob and built in electric oven, space for washing machine, electric wall heater and vinyl flooring.



### **BEDROOM**

3.52m x 3.04m (11'6" x 9'11")

Rear aspect with carpet flooring and electric storage heater.



### **SHOWER ROOM**

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, tiled walls and vinyl flooring.



### **OUTSIDE**

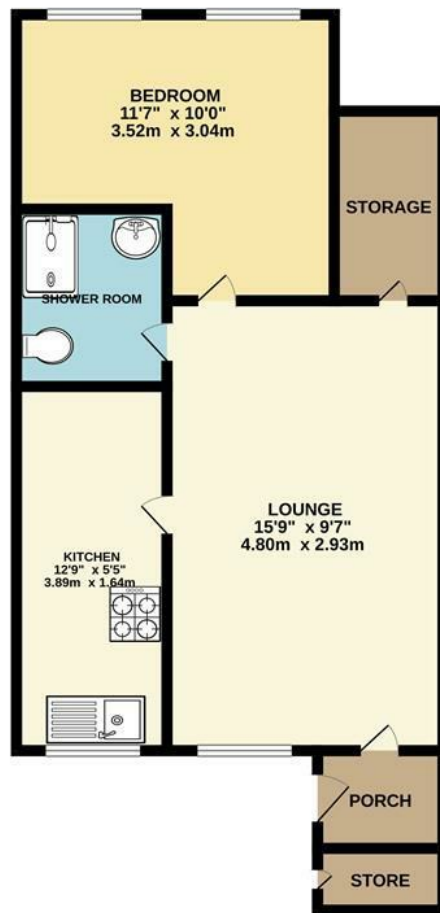
Externally to the front is a lawned garden and path to the entrance. To the rear is communal resident parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



ONE BED MAISONETTE

TOTAL FLOOR AREA: 395 sq.ft. (36.7 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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