



10 Glendale Walk Boston Boulevard  
Warrington, WA5 3SP

Offers In The Region Of  
£139,950

GROUND Floor Apartment, Fabulous Kitchen with GRANITE, TWO Bedrooms, INTEGRATED Appliances, VACANT Possession, GAS Central Heating, SERVICE CHARGE £148.81 Per Month, ALLOCATED Parking, SHOWER Room, Perfect TURN KEY!

This Beautifully presented ground floor apartment has been upgraded since it was built making it a perfect downsize, great first home or perhaps buy to let. Warrington West Train Station is within a short walk which makes this ideal for anyone needing to commute or just enjoy weekends in the nearby cities of Liverpool and Manchester.

The accommodation comprises Entrance Hallway with two storage cupboards, Open Plan Living/Kitchen with integrated appliances and breakfast bar, Main Bedroom with fitted wardrobes, Second Bedroom and Shower Room. Externally the communal hallway has secure intercom entry, there are communal pathways leading to front and rear along with lawned space. The car park at the rear has allocated parking for the flat.

**ENTRANCE HALLWAY**

Laminate flooring, two storage cupboards, spot lighting and UPVC double glazed window to the side elevation.



**OPEN PLAN LIVING/KITCHEN**

21'0" x 10'6" (6.41 x 3.21)

Bay fronted UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation and UPVC double glazed window to the rear. Laminate flooring, central heating radiator, spot lighting, White High Gloss fitted kitchen with integrated appliances including, microwave (currently not working) dishwasher, fridge, freezer, washing machine, Stainless Steel oven and hob with extractor over, Granite worksurfaces with sink and drainer unit, Tiled flooring and splashbacks.



LOUNGE



KITCHEN



**MAIN BEDROOM**

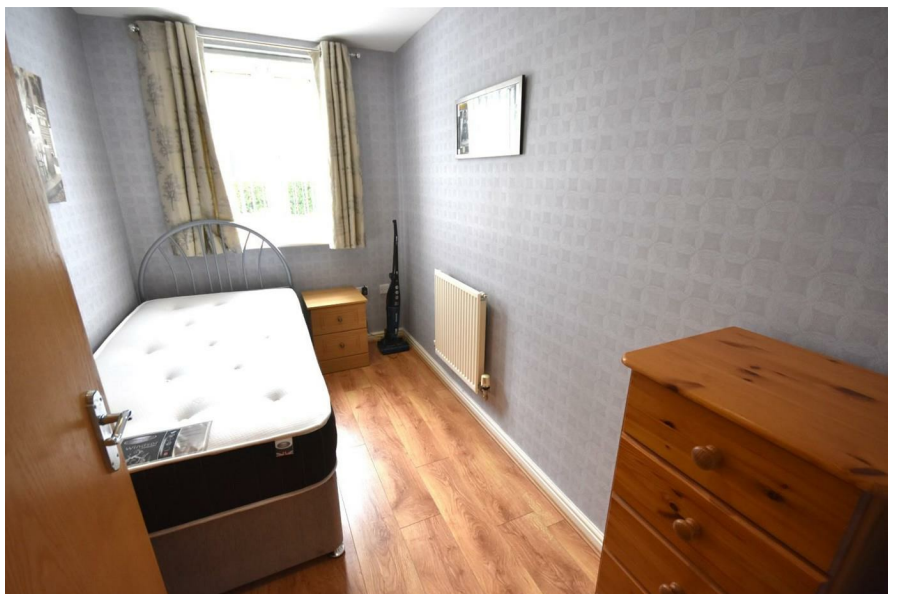
10'8" x 10'1" (3.27 x 3.09)

UPVC Double glazed window to the front elevation, spot lighting, central heating radiator and laminate flooring.

**BEDROOM TWO**

10'5" x 6'1" (3.19 x 1.87)

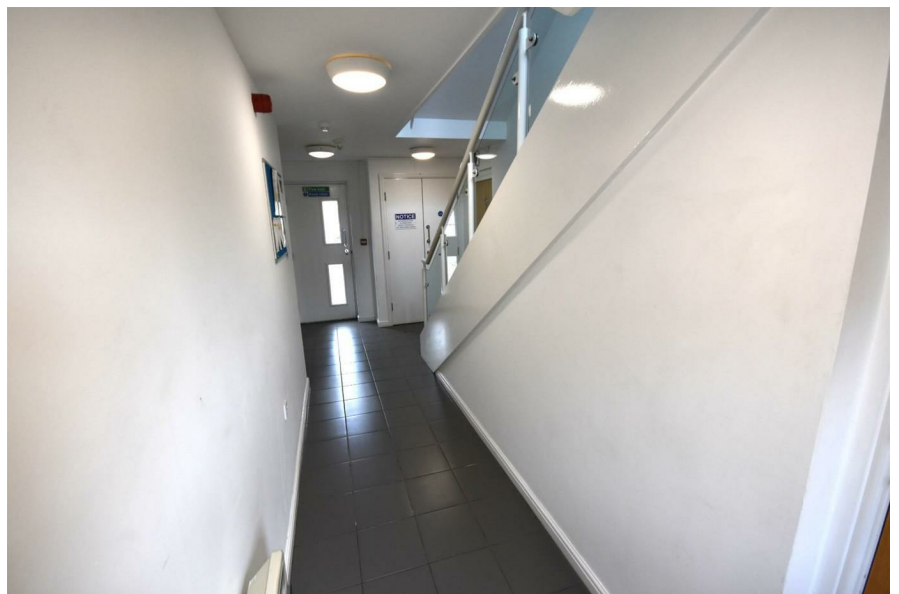
UPVC Double glazed window to the front elevation, spot lighting and central heating radiator.



**SHOWER ROOM**

5'6" x 6'11" (1.68 x 2.11)

UPVC Double glazed window to the rear elevation, Three Piece suite with oversized shower, Low level WC, Pedestal wash and basin, tiled flooring, spot lighting, heated towel rail and tiled flooring.

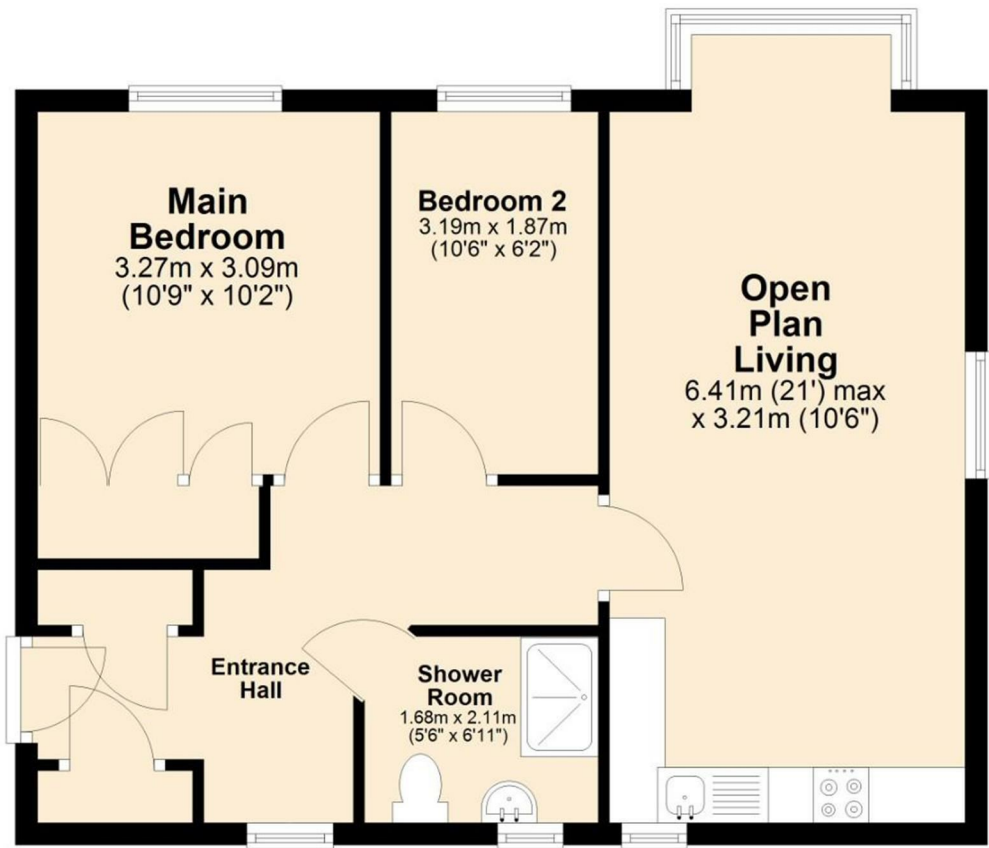
**COMMUNAL HALLWAY****OUTSIDE**

Intercom entry, communal paths and lawned area. Allocated parking.

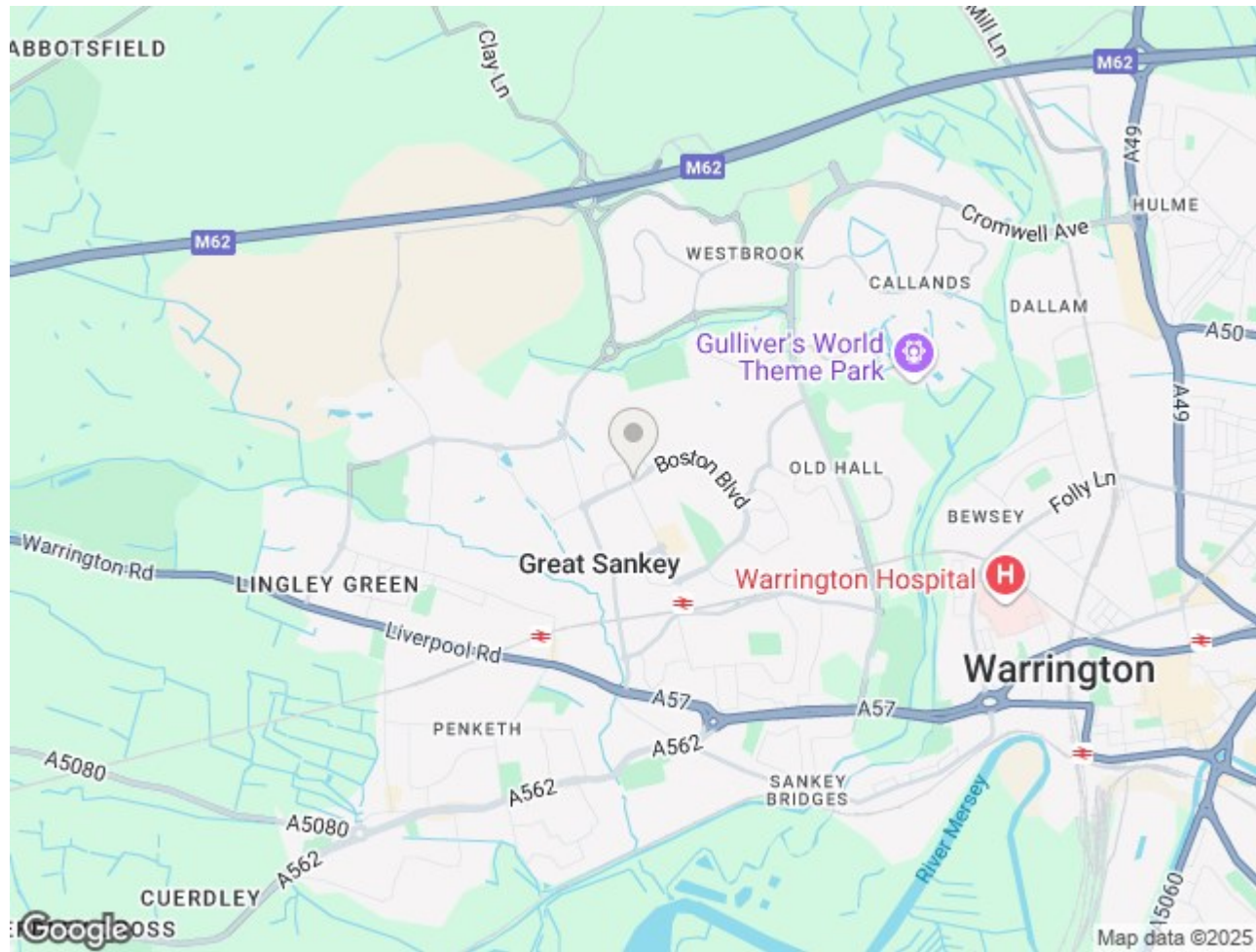


Floor Plan


Approx. 53.9 sq. metres (580.0 sq. feet)




Total area: approx. 53.9 sq. metres (580.0 sq. feet)



Energy Efficiency Rating

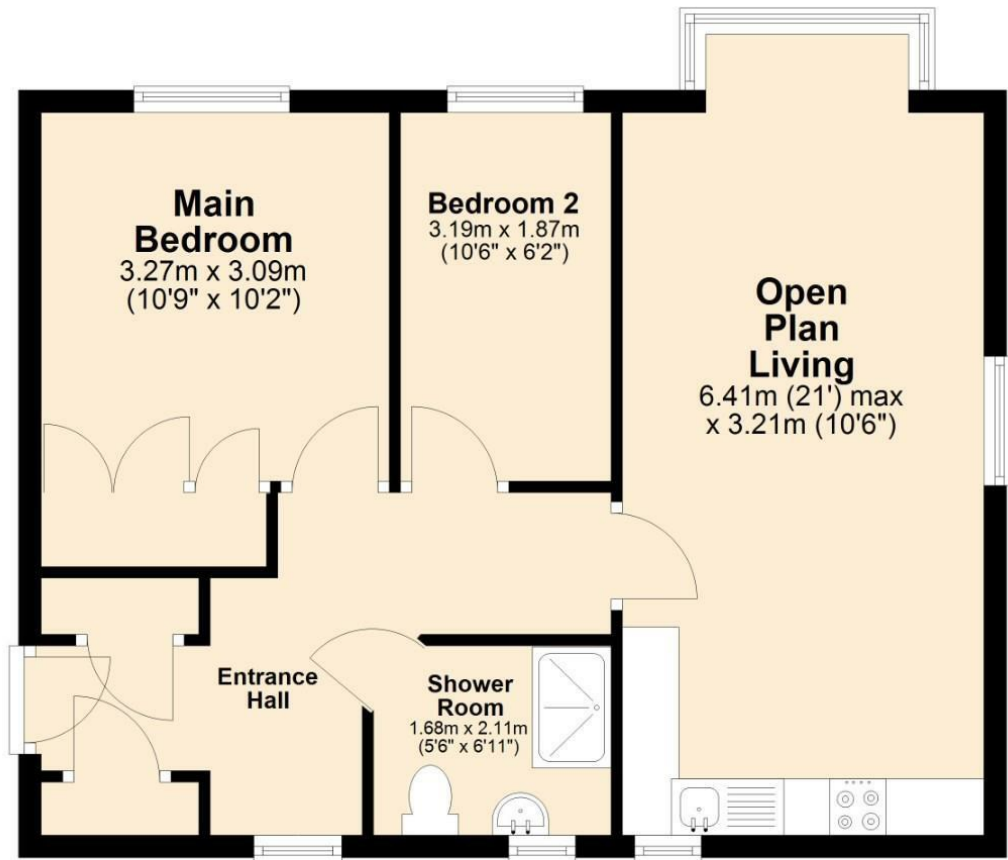
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO<sub>2</sub>) Rating

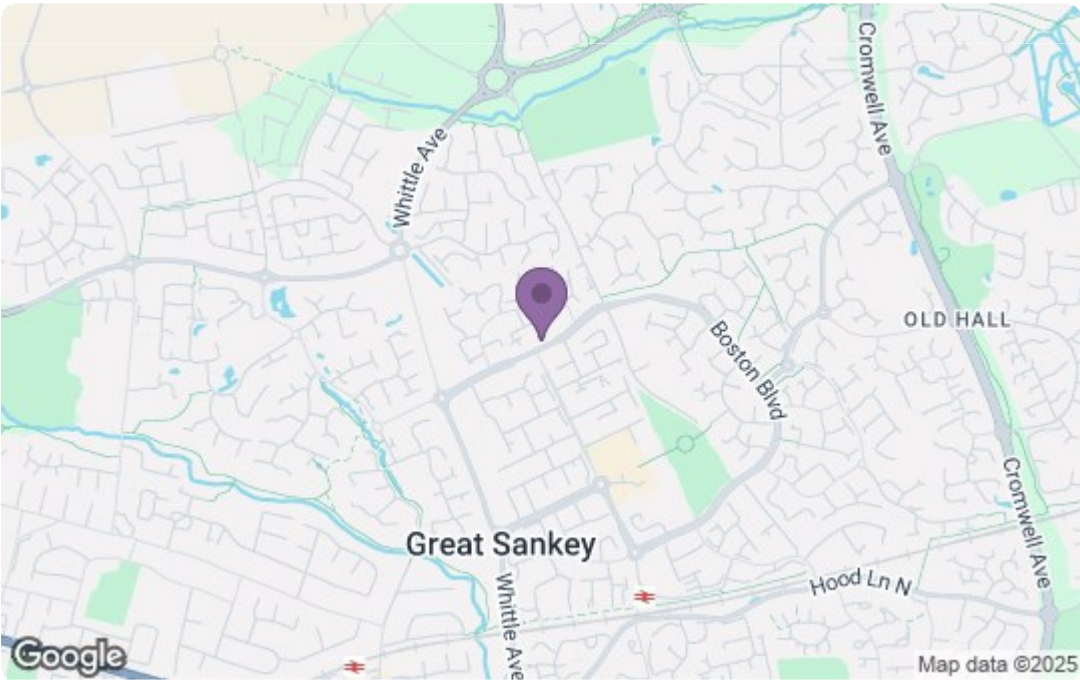
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

Floor Plan

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.