

WITHDRAWN



Dutton Court, Warrington

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Offers In Region Of £80,000




MARTIN&CO



34 Dutton Court

- TWO BED GROUND FLOOR APARTMENT.
- POTENTIAL RENT £835 PCM
- GREAT LOCATION
- INTERCOM ENTRY AND LIFTS.
- FOUR PIECE BATHROOM SUITE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		

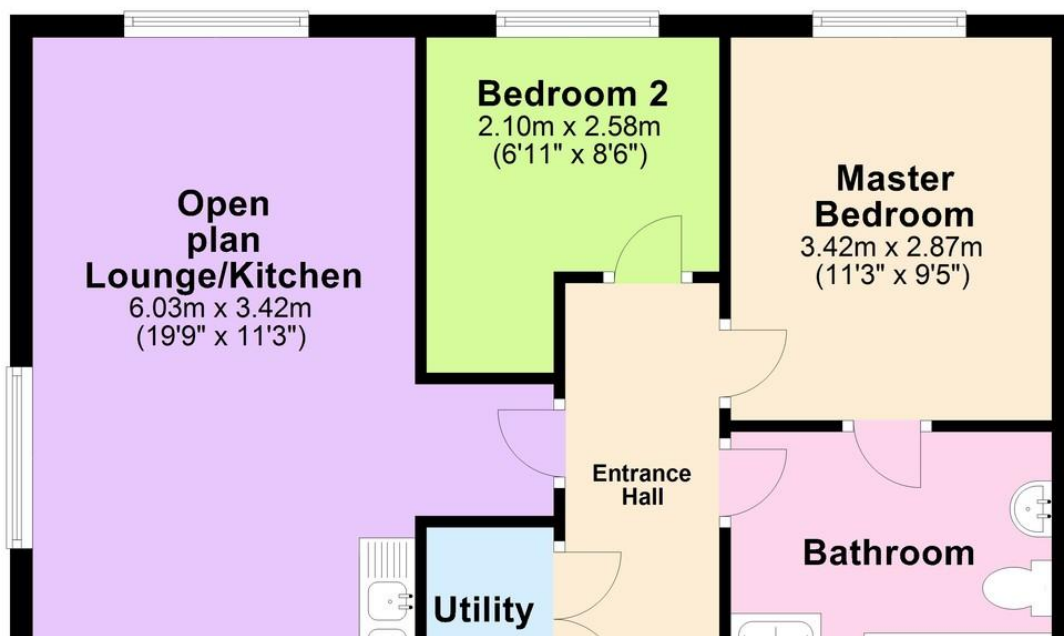
Offered with vacant possession a two bed roomed ground floor purpose built apartment in the heart of Warrington town centre. The property has allocated parking, intercom entry and lifts. Internally this property benefits of a master bedroom with Jack and Jill access to a four piece bathroom and second bedroom, utility cupboard, open plan lounge/kitchen. The property is near local amenities and offers itself as an ideal first home or

We are pleased to bring to the market this well presented two bed roomed ground floor apartment in the heart of Warrington town centre. Currently used as an investment property and being offered with no onward chain. The property has allocated parking, intercom entry and lifts. Internally this property benefits of a master bedroom with Jack and Jill access to a four piece bathroom and second bedroom, utility cupboard, open plan lounge/kitchen. The property is near local amenities, schools and transport links.

LOUNGE/KITCHEN Laminate floor, TWO x UPVC windows. Eye and low level units with electric oven/hob and extractor. Double stainless steel drainer.

Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Martin & Co Widnes

119 Albert Road • Widnes • WA8 6LB
T: 01514246255 • E: widnes@martinco.com

01514246255

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.