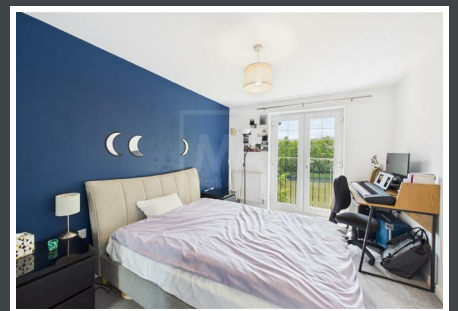




# Hucklow Drive, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Third floor
- Open plan lounge
- Juliet balcony
- River Views
- Perfect for first time buyers
- Two bedrooms
- One allocated parking
- No onwads chain
- Convenient Location
- Near by transport links

## INTERIOR

This top floor two bedroom apartment offers two generous size bedrooms. The home offers open-plan living and a kitchen area that is bathed in natural light, creating a bright, welcoming space to unwind or entertain. Both the lounge and bedroom one feature a Juliet balcony to enjoy the river views. The apartment captures soft breezes and sunshine throughout the day. Private, airy, and thoughtfully laid out, it balances quiet seclusion with modern convenience.

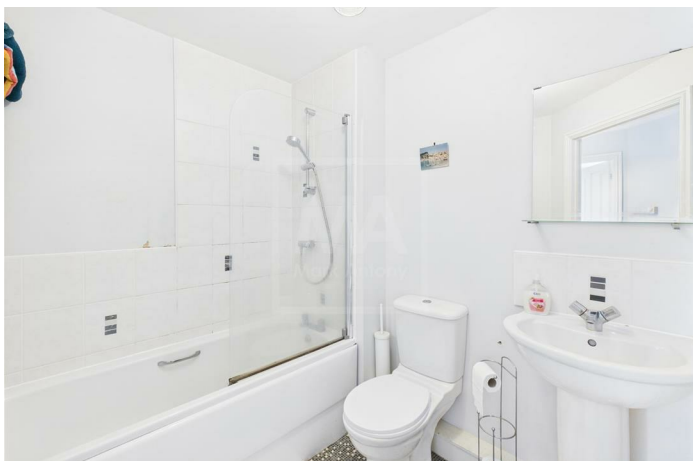
## GARDEN

Enjoy the charm of two Juliet balconies in this apartment, perfect for soaking up sunlight and fresh air. When summer rolls in, take leisurely strolls along the nearby river, where picturesque views and tranquil pathways invite you to unwind and savour the season's warmth. One allocated parking available.



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 32Mb (Via BT)





## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.





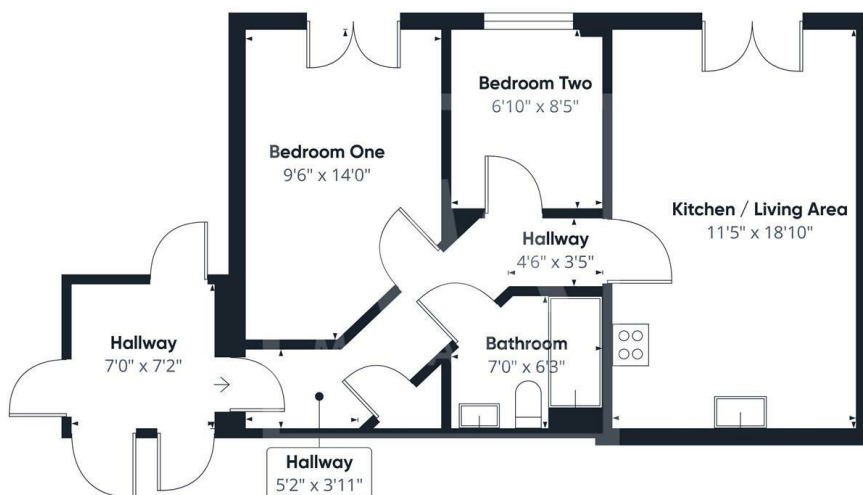


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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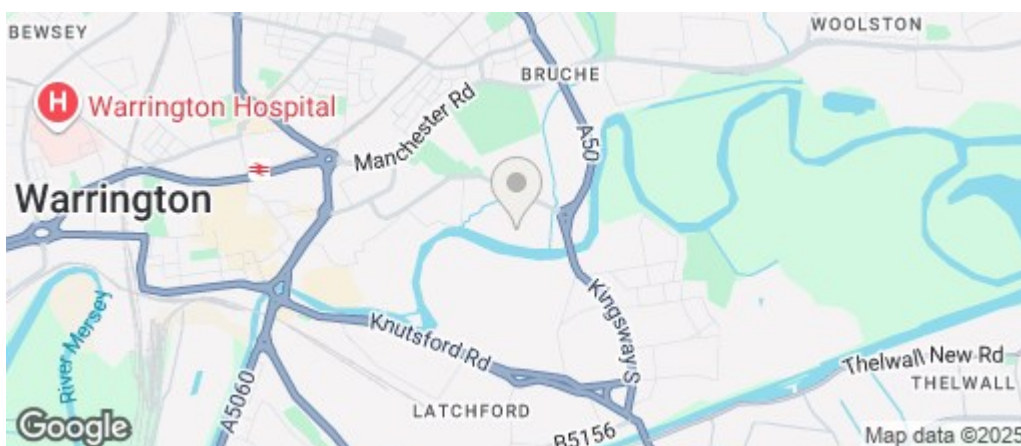


Approximate total area\*\*  
569 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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