



17 MOORSIDE WARRINGTON, WA4 1RN

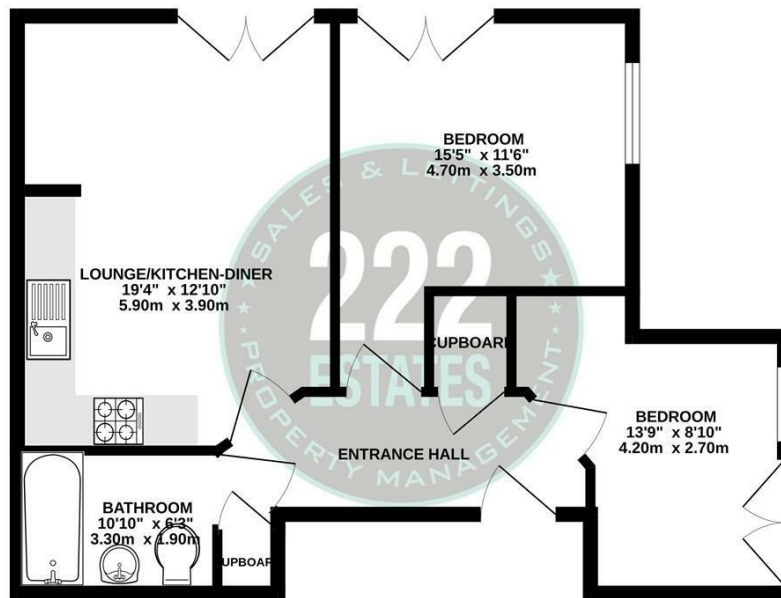
£130,000
LEASEHOLD

222 Estates are delighted to be offering for sale this spacious two bedroom apartment, which is located within a much sought after development nearby to Latchford Village and the Town Centre. Offered with no onward chain, the property must be viewed to be fully appreciated. Situated on the first floor the accommodation briefly comprises; entrance hall, two very well proportioned bedrooms both having Juliet style balconies flooding in natural light, handy storage cupboard off the hall, modern three piece bathroom suite, a very generous open plan living/dining space with a Juliet balcony and a modern fitted kitchen which comes well equipped with a range of cupboard space and integrated appliances. Externally, each apartment has allocated parking, secure intercom entry system with Video function and communal grounds which are very well maintained. An early viewing is essential to secure this fabulous opportunity.

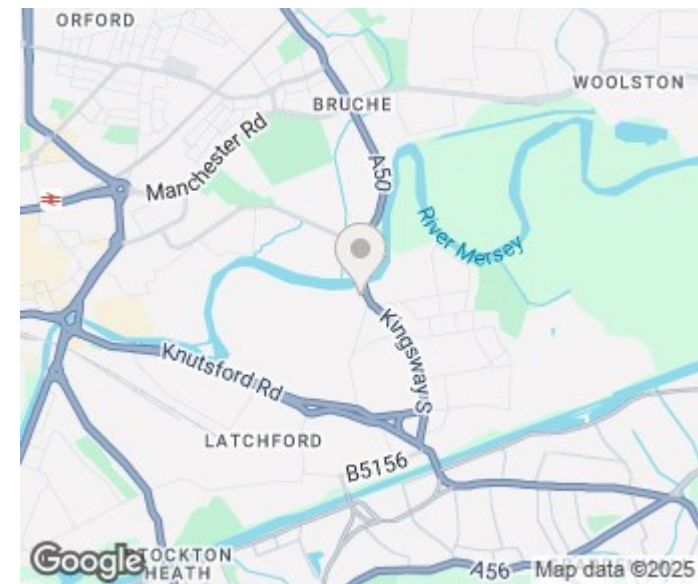
Please give 222 Estates a call to book a viewing!



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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