



11 Ryall Court, Butterworth Road, Winnington, Northwich, Cheshire,
CW8 4YT

£125,000



A almost new ground floor apartment on the edge of the development with PVCu double glazing and gas central heating. The property is uniquely designed and immaculately presented and comprises: Secure intercom controlled entrance, entrance hall with storage cupboard, open plan living room with lounge, dining and kitchen areas, two bedrooms and bathroom. externally there is an allocated parking space. Please note that the property can be sold with its contents, subject of course to negotiation.

GROUND FLOOR

ENTRANCE

Secure intercom controlled entrance door to communal lobby with own front door to:

ENTRANCE HALL

2.96m x 1.50m (9' 9" x 4' 11")
Built-in storage cupboard.

LIVING ROOM

5.78m x 4.62m plus large bay window (19' 0" x 15' 2")
Aspect to the front. Fitted kitchen units. integrated appliances.
Built-in electric oven and gas hob with extractor fan over. Space for dining table and lounge furniture.

BEDROOM 1

3.42m x 4.87m (11' 3" x 16' 0")
Front aspect.

BEDROOM 2

3.08m x 2.39m (10' 1" x 7' 10")

Front aspect.

BATHROOM

2.27m x 2.76m (7' 5" x 9' 1")

Panelled bath, separate shower cubicle, wash hand basin and WC.

EXTERNAL

GARDENS & PARKING

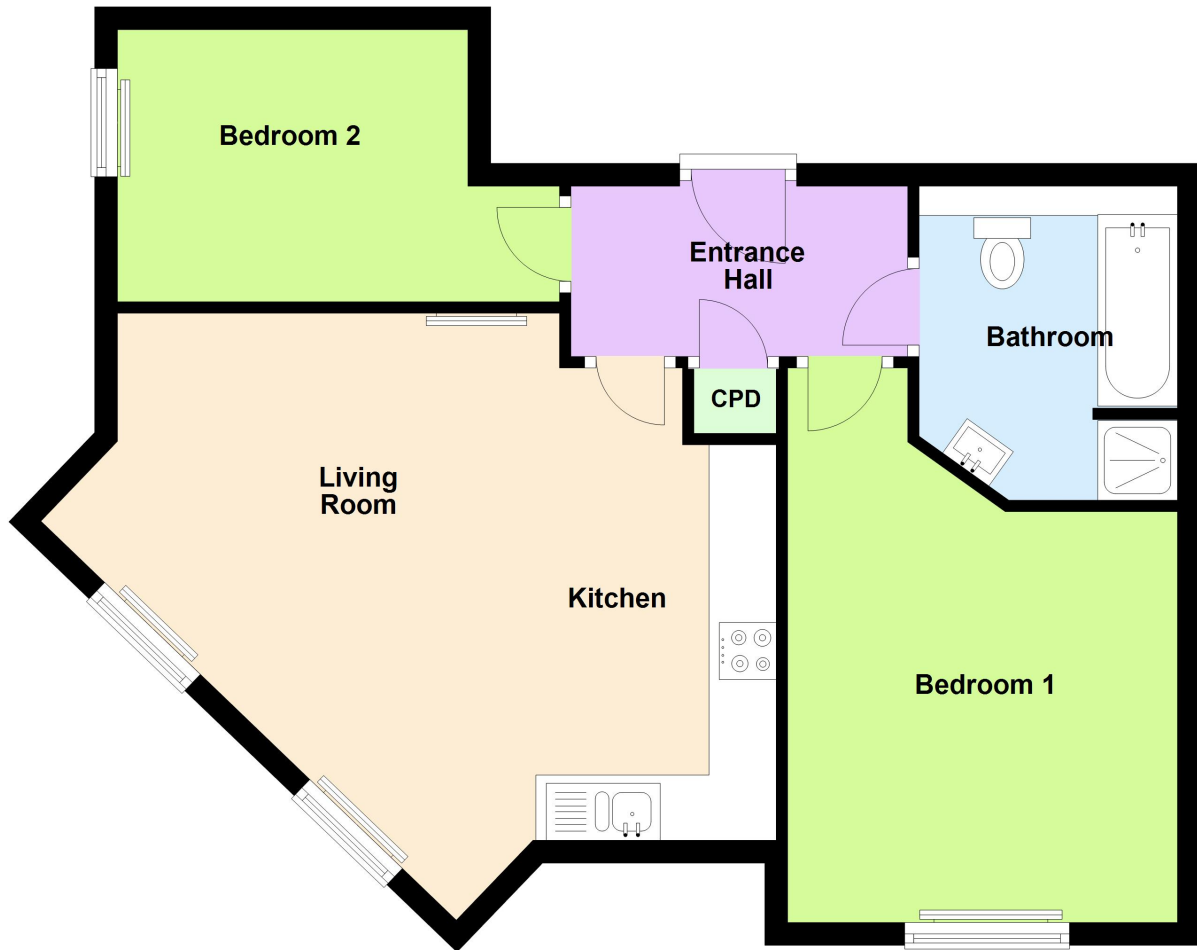
Communal gardens, allocated parking space.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 58.6 sq. metres (631.2 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92 to 100	A		
81 to 91	B	82	82
69 to 80	C		
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		
<small>Not energy efficient - higher running costs</small>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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