



**Adams**

## Lulworth Place, WA4

£215,000

2 2 1



A well-presented two-bedroom ground floor apartment situated in the desirable Lulworth Place, close to Walton Locks in South Warrington.

This attractive home offers a spacious open-plan kitchen, dining and living area, ideal for modern living and entertaining. French doors open directly onto an outdoor space, enjoying pleasant views over the Manchester Ship Canal, creating a light and relaxing environment.

The accommodation comprises two generous bedrooms, with the principal bedroom benefiting from built-in wardrobes, a contemporary en-suite shower room and French doors accessing the patio. A well-appointed family bathroom serves the second bedroom. The welcoming hallway includes a large storage cupboard, providing excellent practicality.

Externally, the property further benefits from one allocated parking space.

Ideally located, the apartment is within easy reach of Stockton Heath village centre and Warrington town centre, offering a wide range of shops, bars and restaurants. For outdoor enthusiasts, the Trans Pennine Trail, Moore Nature Reserve and Walton Gardens are all close by, providing beautiful walks and leisure opportunities.

An excellent opportunity for first-time buyers, downsizers or investors seeking a well-located home in a popular waterside setting.

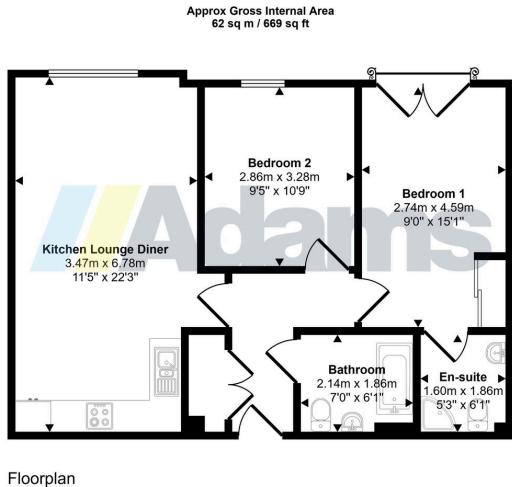
## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Two-bedroom ground floor apartment
- Open-plan kitchen, dining and living area
- Views over the Manchester Ship Canal
- Modern family bathroom
- Allocated parking space & Bike store
- Desirable Lulworth Place location near Walton Locks
- French doors opening onto outdoor space
- Bedroom 1 with en-suite & built-in wardrobes
- Hallway with large storage cupboard
- Close to Stockton Heath, Warrington town centre and local nature trails

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC