



Torrington Drive, Thingwall

£120,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented second-floor flat offers a perfect blend of comfort, style and practicality, making it an ideal home for first-time buyers, investors, or those looking to downsize. Step inside through the vestibule, where you'll find a handy storage cupboard, ideal for keeping your outdoor bits and bobs organised. The hallway provides a warm welcome and links all rooms. The light and airy lounge, complete with an additional storage cupboard, creates a warm and inviting living area. The smart fitted kitchen is both stylish and functional, providing everything you need for day-to-day living.

There are two versatile double bedrooms, each offering ample space to suit your lifestyle, whether as comfortable bedrooms, a home office, or a guest room. Completing the accommodation is a stylish three piece bathroom. Situated in a popular residential area, the property is within walking distance of local shops, schools and amenities. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Council Tax Band A. Leasehold property with 114 years remaining. The yearly costs include a service charge of £773.71, ground rent of £10, and building insurance of £82.85.



Vestibule

3'2" (0.97m) x 5'3" (1.6m)

Hallway

2'11" (0.89m) x 15'9" (4.8m) Max

Lounge

10'2" (3.1m) x 13'1" (3.99m)

Kitchen

6'5" (1.96m) x 8'6" (2.59m)

Bedroom One

11'11" (3.63m) x 11'10" (3.61m)

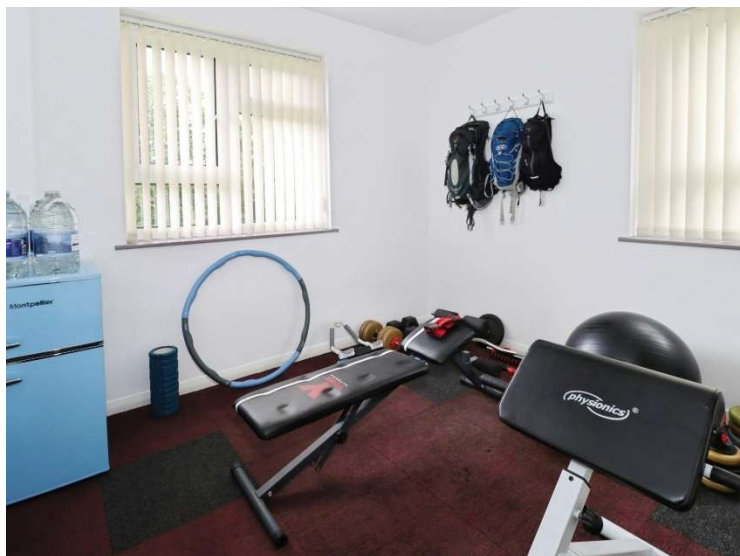
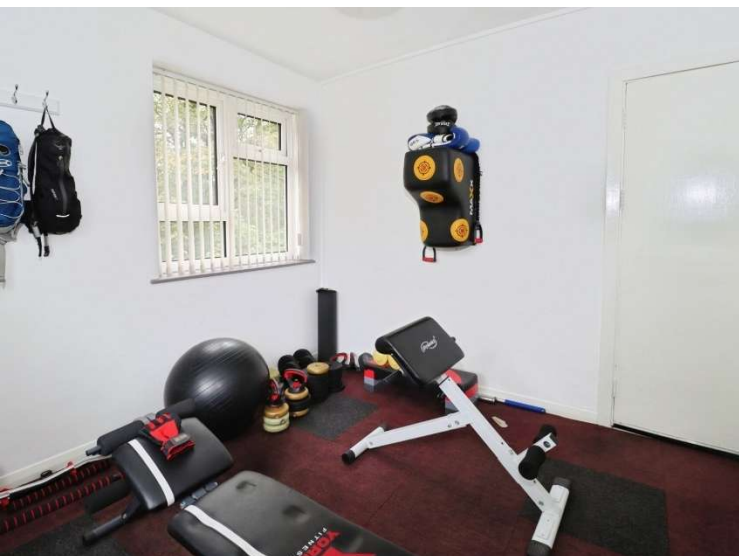
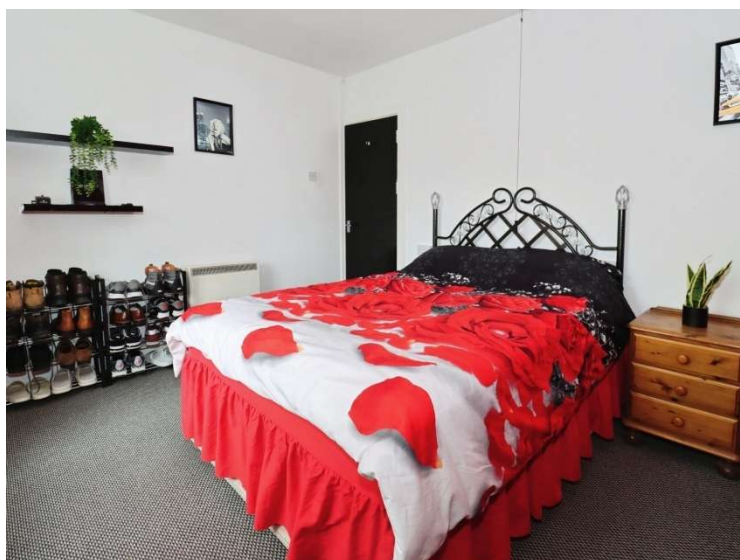
Bedroom Two

9'8" (2.95m) x 9'11" (3.02m)

Bathroom


6'4" (1.93m) x 6'1" (1.85m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made on: 10/09/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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