



*The Cheshire Lines Building*

AT BARTON COURT, WARRINGTON

# *The Cheshire Lines Building*



The Cheshire Lines Building is situated in this historic converted 250 year old railway station in Warrington town centre. These character apartments present an interesting alternative to the modern offering, demand is guaranteed to be strong.

*Cheshire Lines*

## *Location Location Location...*

It is quick and easy to get anywhere you want from the Cheshire Lines Building. It is within minutes of the motorway network - M62 to the north, M6 to the south and M56 to the east. Warrington lies centrally within the Manchester – Merseyside corridor. A thirty minute drive gets you to Manchester in one direction, Liverpool in the other. Chester is a mere 20 minutes away.



Being a neighbour of Central Station also means you have regular train services to nearby Manchester and Liverpool while the nearby Bank Quay station has regular services to London, the Midlands and Scotland. The Bus Station is also just across the road, providing an efficient and accessible public bus service. There are a number of taxi ranks in and around the town – the largest being outside Central Station which offer frequent services to Padgate, Birchwood and other villages. Furthermore, nearby Liverpool John Lennon and Manchester International Airports mean that whether travelling by air, road or rail it simply couldn't be any easier.

*Cheshire Lines*

*Let's go shopping!*  
*You're spoilt for choice..*

Whatever your interests, there is plenty to do in Warrington, whether you like the theatre, dining out, history or just going for a walk in the park. Warrington boasts superb shopping, first class leisure facilities, restaurants, a vibrant nightlife and a unique and interesting heritage. The excellent shopping facilities include a renowned 750 year old indoor market and the newly redeveloped shopping centre, Golden Square which boasts 162 retail units and is to create a brand new shopping destination for Warrington with Debenhams as its flag-ship store. There is also an established market of sundry out-of-town stores including IKEA and Marks & Spencer.



Moreover it is not just about shopping with an array of parks, woodlands and gardens. Warrington also has plenty to offer those who enjoy the outdoors. The Warrington Wolves Rugby League Football grounds are on your doorstep and for the more energetic, the very large JJB Sports centre and Gymnasium are on the edge of the town. The diverse range of restaurants, pubs and nightclubs insures there is no shortage of nightlife. Whatever you are looking for, we are sure you can find it here.

*Cheshire Lunes*

# Special Features

## Kitchen



- Fully fitted contemporary cherry and stainless steel fitted kitchen units.
- Stainless steel one and half bowl sink with drainer and chrome mixer tap.
- Stainless Steel effect BEAUMATIC Washing Machine.
- Stainless Steel BEAUMATIC Electric Oven.
- Stainless Steel BEAUMATIC 4 Plate Hob.
- Stainless Steel BEAUMATIC Extractor Canopy Hood.
- Fully Integrated Fridge Freezer
- Counter top with matching Splashback.

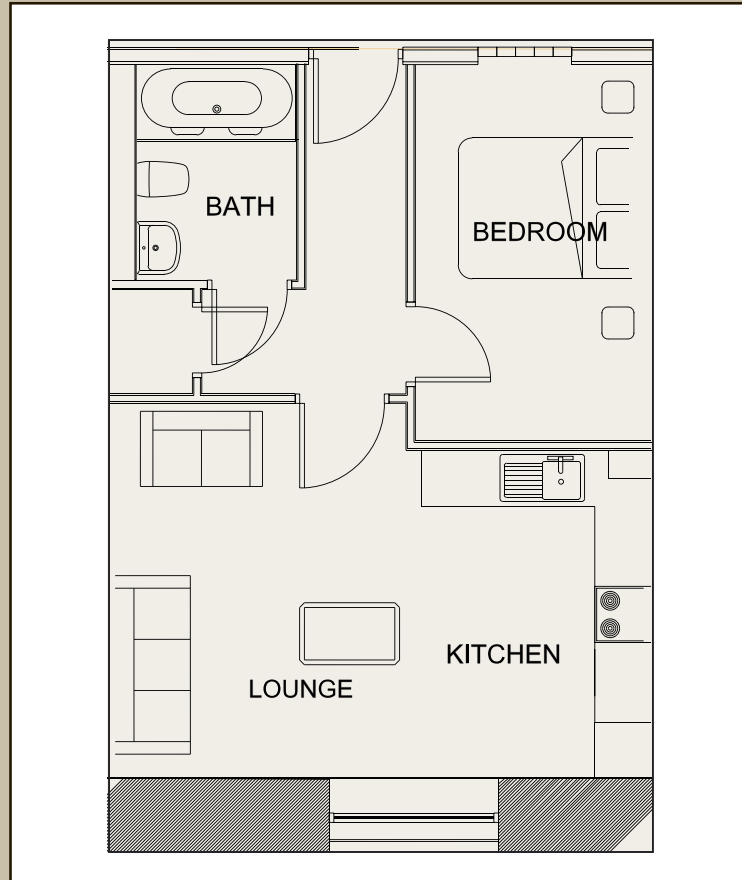
## General



- Contemporary flush Light Oak internal and external doors with chrome furniture and numbering.
- Recessed chrome spotlights to all lounges, kitchens, bathrooms, ensuites and hallways.
- Electric Heating system.
- Carpets included to all halls and bedrooms.
- All Bathrooms and Ensuites have fully tiled 12' high walls. Heated Towel Rails.
- Oak wooden floors standard to all living / dining areas.
- All chrome switches and sockets included throughout.
- Lift to service all 3 floors.
- Aluminium Double Glazed Windows throughout.
- Plasma TV included in all apartments.
- Sound system included.
- Smooth finish to all ceilings.
- Electric Heating system.
- Smoke Detectors.
- Surface car parking space included with all apartments.
- All apartments are wired for Cable TV and Telephone.
- Main internal hallway will host large planter boxes with mature tropical trees. These will all be set off against a porcelain slate grey tiled floor.
- Intercom System to front entrance hallway from each apartment.
- Peace of mind with 10 year Premier Guarantee

# Typical floor plans

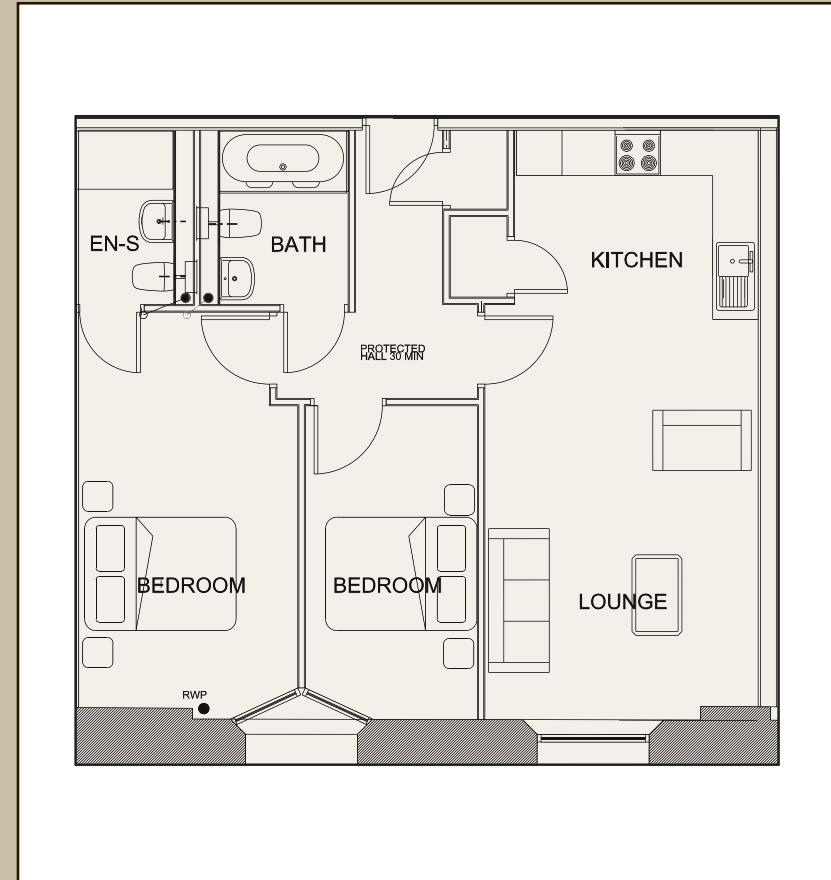
1 Bed



1 Bed:

Price from: £127,950  
Size: c. 480 - 500 sq.ft.  
Estimated Rent Achievable: £500 pm +  
Mortgage Figures: Available on request

2 Bed

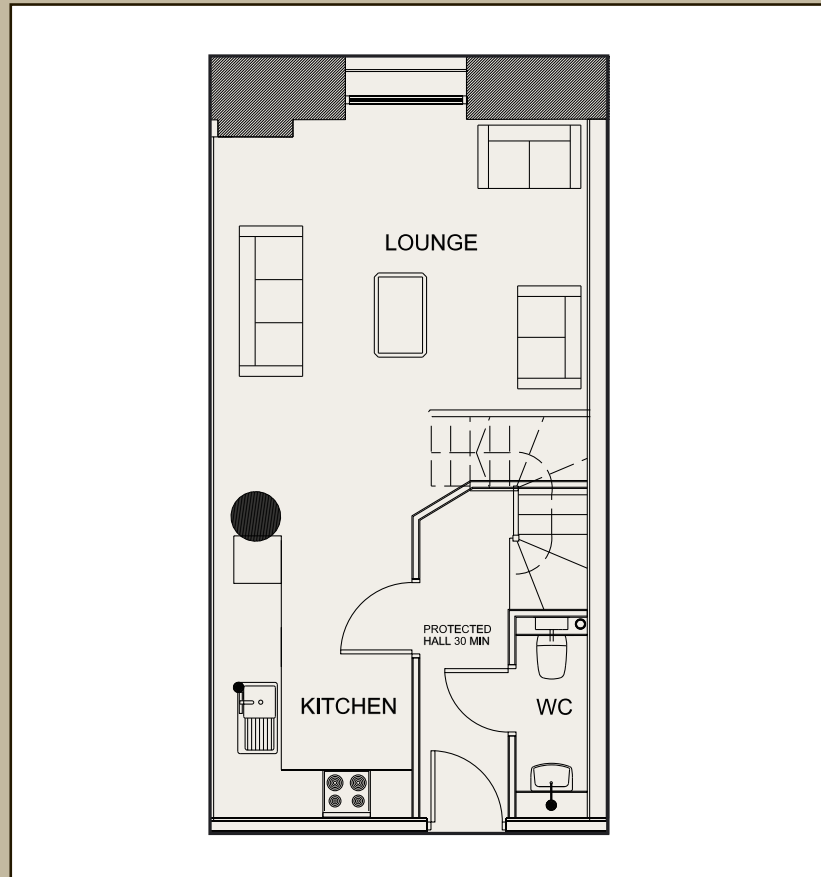


2 Bed:

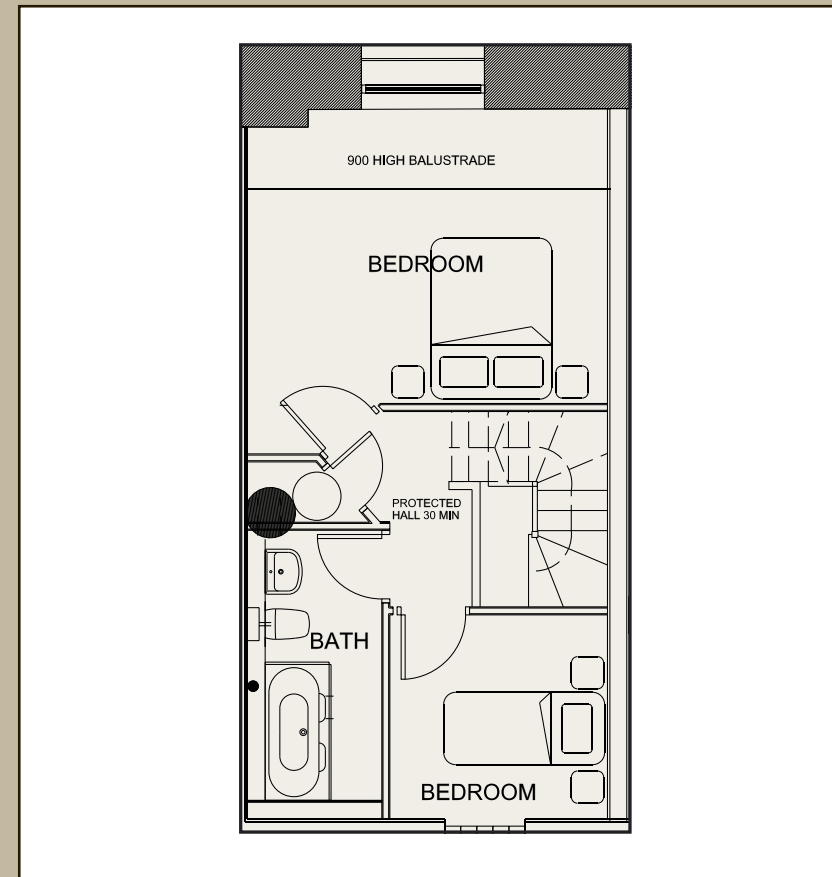
Price from: £148,950 (Ensuite extra)  
Size: c. 650 - 700 sq.ft.  
Estimated Rent Achievable: £650 pm +  
Mortgage Figures: Available on request

# Typical floor plans

Large 2 Bed (ground level)



Large 2 Bed (upper level)



## Large 2 Bed:

Price from:

£169,950

Size:

c. 800 - 980 sq.ft.

Estimated Rent Achievable:

£750 pm +

Mortgage Figures:

Available on request

The redeveloped Cheshire Lines Building is being brought to the market place by Profile Properties.



**PROFILE PROPERTIES**

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Golden Gates at the Town Hall, Warrington

## Professional Team

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