

Monton Office

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Flat 1 18 Grammar School Road Warrington WA4 1JN

£750 Per calendar month

ONE BED GARDEN FLAT !! HOME ESTATE AGENTS are proud to present to the market this spacious one bedroom flat situated in a lovely village with great transport links including train station, bus and motorway links. The flat includes a modern fitted three piece bathroom, in the bedroom there is built in storage shelves and a built in wardrobe. The kitchen/ lounge is a modern fitted kitchen with white gloss wall and base units providing ample storage with granite effect work surface complimented by black gloss tiles and housing a stainless steel sink and drainage board with a mixer tap, White goods are included and consist of a slimline dishwasher, full size washing machine, full size fridge freezer, 4 burner stainless steel gas hob and a stainless steel electric cooker with a black glass splash-back and a black cooker hood. The lounge has Upvc French doors to the Garden area. To view call HOME on 01617898383.

- AVAILABLE EARLY OCTOBER!
- Fitted Kitchen with all Appliances
- UPVC Double Glazed
- BASEMENT APARTMENT
- WHITE GOODS INCLUDED!!
- Good Size Double Bedroom
- Gas Central Heating
- £50 Electric Included
- Bathroom with shower
- Lounge with French doors opening to Garden Area



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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