



TWO DOUBLE BEDROOMS | GARAGE | CLOSE PROXIMITY TO TOWN CENTRE | EXCELLENT TRANSPORT LINKS. A well presented two bedroom terraced property within close walking distance to Warrington Town Centre. The ground floor comprises of an entrance hallway leading to the lounge and kitchen diner, featuring matching eye and base level units. To the first floor, two double bedrooms and family bathroom with white three piece suite. The property further benefits from gas central heating, double glazed PVC windows, garage and outhouse. **UNFURNISHED.**

£850 Per Month



Tel: 01925 600 200

Garner Street

Entrance Hallway

12'05 x 3'00 (3.78m x 0.91m)

PVC Front door, ceiling coving, mosaic flooring, radiator, dado rail, access to kitchen/diner and lounge.

Lounge

12'00 x 9'10 (3.66m x 3.00m)

Feature fireplace, radiator, double glazed window, ceiling coving, laminate flooring and wall lighting.

Kitchen Diner

17'2 x 13'02 (5.23m x 4.01m)

Matching eye and base level units with heat resistant roll edge tops. Four ring gas hob with cooker hood, oven/grill, one and a half sink basin with chrome mixer tap. Space for white goods. Access to the rear through PVC door. Complimented by quarry tiled flooring, feature fire place and ceiling coving. Access to under stair storage.

Landing

15'10 x 2'08 (4.83m x 0.81m)

Fitted carpets and radiator, access to master bedroom, second bedroom and bathroom.

Master Bedroom

12'00 x 13'04 (3.66m x 4.06m)

Fitted carpets, radiator, two double glazed windows.

Second Bedroom

9'11 x 10'06 (3.02m x 3.20m)

Fitted carpets, radiator, double glazed window and access to storage cupboard above stairs.

Bathroom

6'10 x 7'08 (2.08m x 2.34m)

Matching three piece white suite with chrome mixer tap's, radiator, quarry tile flooring and double glazed window.

Garden

Access to rear, garage and store cupboard.

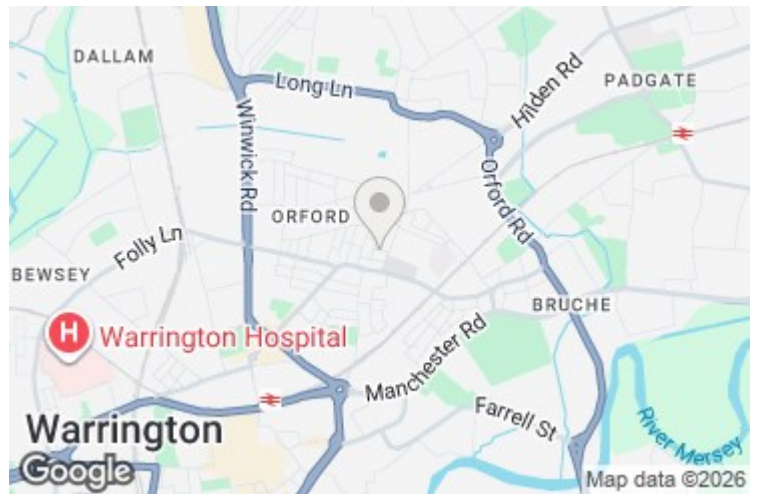
Garage

14'05 x 9'03 (4.39m x 2.82m)

Lighting, electrics, Up 'N' Over door to rear access road.

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			
		69	88
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. 36.7 SQ. METRES (394.6 SQ. FEET)



FIRST FLOOR
APPROX. 36.9 SQ. METRES (398.9 SQ. FEET)



GARAGE
APPROX. 12.4 SQ. METRES (133.5 SQ. FEET)

