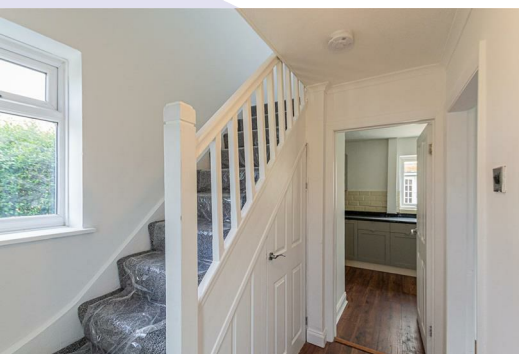




SPACIOUS ACCOMODATION | LOCAL AEMITIES | THREE BEDROOMS | REAR GARDEN. Traditional semi-detached home providing ideal living space, comprising Lounge, Dining Kitchen, Conservatory, three Bedrooms and Bathroom to the first floor. Rear garden, side access and off-road parking.

£1,050 Per Month



Tel: 01925 600 200

Cotswold Road

Accommodation

Ground Floor

Entrance Hallway

8'1" x 6'2" (2.489m x 1.888m)

Lounge

15'6" x 10'6" (4.744m x 3.205m)

Dining Kitchen

22'3" x 8'11" (6.794m x 2.724m)

Conservatory

8'1" x 6'2" (2.465m x 1.885m)

First Floor

Landing

9'8" x 8'5" (2.951m x 2.571m)

Bedroom One

12'1" x 10'11" (3.705m x 3.333m)

Bedroom Two

12'2" x 6'4" (3.723m x 1.945m)

Bedroom Three

9'8" x 8'8" (2.953m x 2.665m)

Bathroom

6'8" x 5'5" (2.037m x 1.667m)

Outside

Rear gardens and off-road parking.

Council Tax

Local Authority

Warrington Borough Council

Postcode

WA2 9SE

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

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			
(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. 41.7 sq. metres (446.6 sq. feet)



First Floor
Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.8 sq. feet)