



SIMPLE LIFE



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## Butterfield Close, Warrington, WA1

£1,275 PCM

Rivers Edge offers three & four bed homes and two bed apartments for rent just south of Warrington. This brand new development comes as part of larger growth plans, set to transform this part of the waterfront around the River Mersey into a place-making feature.

Located just a 10 minute walk from Warrington Bank Quay station, Rivers Edge is ideally placed for direct links to Manchester, Edinburgh and London. This stunning riverside neighbourhood will make the ideal new home, surrounded by leafy canals whilst only being a 20 minute walk into Warrington Town Centre for a wide selection of shops and restaurants.

The Dee is a beautiful four bedroom modern home, built over two levels.

Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The master bedroom benefits from built-in-wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

The area is well served by both primary and secondary schools including the Latchford Primary school and Stockton Primary School and just a 15 minute drive to Gulliver's World theme park makes Rivers Edge the ideal home for families.

To access the site use postcode WA4 6AR.

Deposit £1470  
Unfurnished  
Council Tax: TBC  
Available 19th March 2024







## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Private back garden

## Location

