







Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

Warrender Drive, Claughton, Merseyside CH43 7SD

£900 PCM

2 Bedroom | 2 Reception | 1 Bathroom | D

*** Superb Two Bedroom Property - Immaculate Condition - Mid January 2027***

Hewitt Adams is delighted to offer TO LET this soon to be immaculately presented Two Bedroom Mid-Townhouse style property in Claughton.

The property has double glazed windows and gas central heating and in brief the property consists of: Hallway, WC, Kitchen, Lounge/Diner, Conservatory, Two Bedrooms and a Bathroom. Externally there is off road parking and low maintenance rear Garden with plenty of storage space.

NO SMOKERS, UNFURNISHED, AVAILABLE MID JANUARY 2027

Entrance
UPVC door to the Hallway

Hallway
Tiled flooring, storage cupboard.

Kitchen
8'11x6'6 (2.72mx1.98m)
Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back walls, integrated electric hob and oven. There is space and plumbing for a free standing washing machine, space for a tall fridge/freezer, window to the rear elevation, tiled flooring.

Lounge/Diner
14'11x13'0 (4.55mx3.96m)
Double doors to the Conservatory, two radiators, electric fire with feature surround and hearth, staircase to the first floor accommodation.

Conservatory
10'4x9'4 (3.15mx2.84m)
Two high level windows to both side elevations, window and French doors to the rear elevation.

Bedroom 1
12'11x8'11 (3.94mx2.72m)
Window to the front elevation, radiator, fitted sliding wardrobes.

Bedroom 2
12'11x8'11 (3.94mx2.72m)
Window to the rear elevation, radiator, fitted bedroom furniture.

Bathroom
Panel bath with glass shower screen, wall mounted thermostatic shower, WC, wash basin vanity unit with taps, partially tiled walls, extractor fan.

Externally - Front Elevation
Gated entrance with laid to lawn section with planted borders, pathway to the front door, storage room.

Externally - Rear Elevation
A beautifully landscaped low maintenance Garden consisting of: Decked and patio areas with feature planted borders and fenced boundaries. Gated access to the rear of the property which allows direct access to the parking space.

Parking
Located to the left of the property, once allocated space.








