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## 2a Belmont Avenue, Warrington, WA4 1LY

£700

DETACHED HOUSE, ONE BEDROOM, OPEN PLAN LOUNGE/KITCHEN, FIRST FLOOR SHOWER ROOM, CONVENIENT LOCATION, UPVC DOUBLE GLAZING, AVAILABLE NOW.

We are delighted to offer this detached property which is situated in a convenient location close to local amenities. The accommodation briefly comprises: Open plan lounge/kitchen with built in oven and hob, open plan stairs leading to the first floor accommodation, bedroom and shower room/w.c. Available now. Call for further details.

## OPEN PLAN LOUNGE/KITCHEN



Accessed via a Upvc double glazed front door, Upvc double glazed window to the front elevation, kitchen area with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in oven and hob, wood laminate flooring, stairs leading to the first floor accommodation.

## FIRST FLOOR

### BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation.

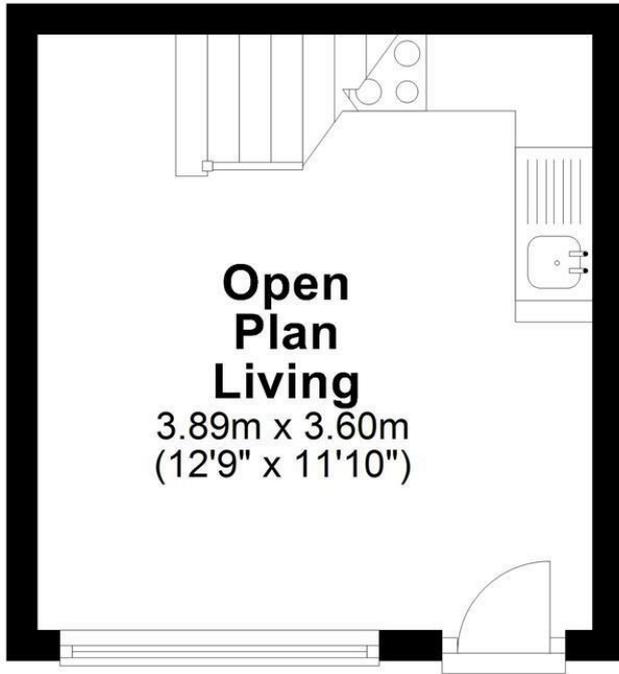
### SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, tiled walls, Upvc double glazed window.

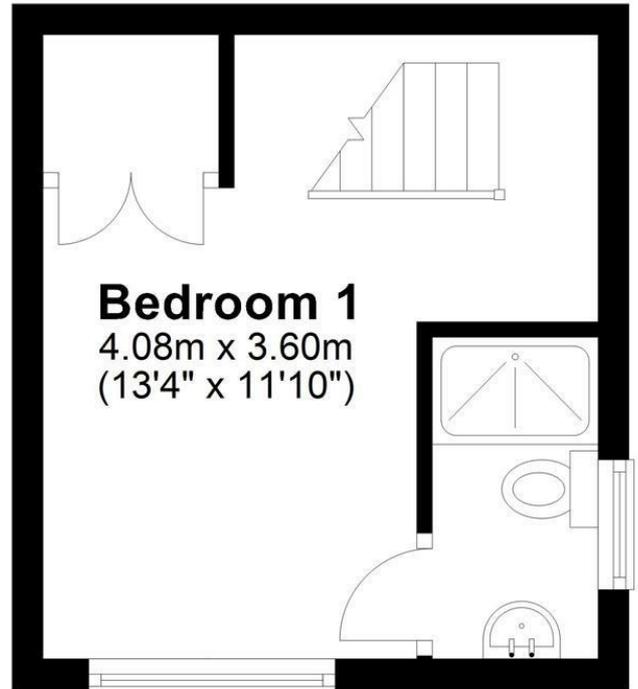
## Ground Floor

Approx. 14.0 sq. metres (150.8 sq. feet)

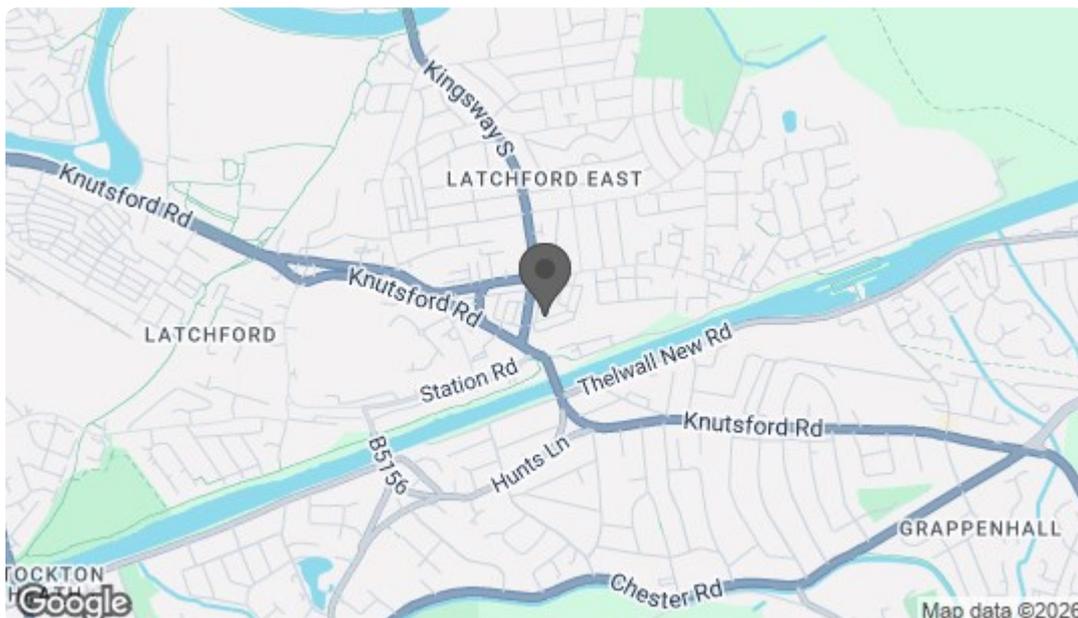


## First Floor

Approx. 14.7 sq. metres (158.0 sq. feet)



Total area: approx. 28.7 sq. metres (308.8 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	