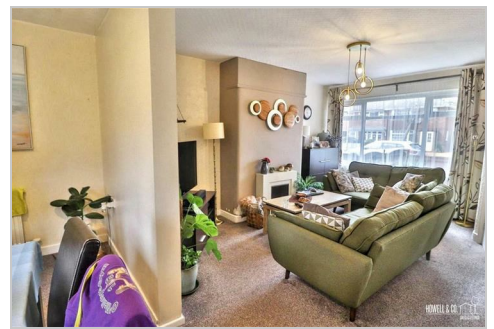
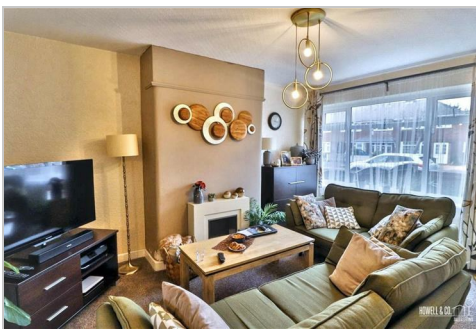


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50 Statham Avenue, Warrington, WA2 9ED

£940 PCM

MID TERRACE PROPERTY, TWO BEDROOMS, OPEN PLAN LIVING, ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

Howell and Co. are delighted to offer to the rental market this two bedroom mid terrace property located on Statham Avenue, just a short distance from an array of local amenities.

Newly decorated throughout, this property briefly comprises: Entrance hallway, open plan living and dining area, modern fully fitted kitchen complete with oven and electric hob, two good sized bedrooms, and a family bathroom.

This accommodation benefits from Upvc double glazing and gas central heating throughout. The property also has gardens to the rear and front elevations and is sure to attract a lot of attention therefore early viewing is advised to avoid disappointment.

Occupying a desirable location on Statham Avenue, this accommodation is a short drive away from the centre of Warrington and its amenities. The area benefits from being close to bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

EXTERNAL



Externally, this property has gardens to the rear and to the front elevations.

ENTRANCE HALLWAY

Entrance hallway with stairs leading to the first floor accommodation.

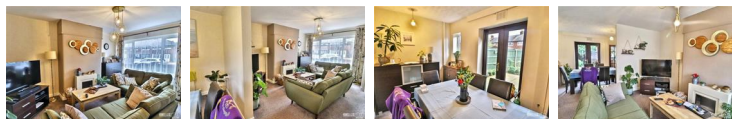
KITCHEN



Modern kitchen, with a range of wall and base units. Complete with oven and electric hob with extractor over, stainless steel sink with mixer tap, space for a fridge freezer and plumbing for a washing machine.

Finished with two large Upvc double glazed windows.

LIVING/ DINING ROOM



Spacious area, complete with gorgeous feature fireplace, under stair storage, access to the kitchen and the rear enclosed garden, with Upvc double glazed windows to the rear and front elevations.

BEDROOM 1



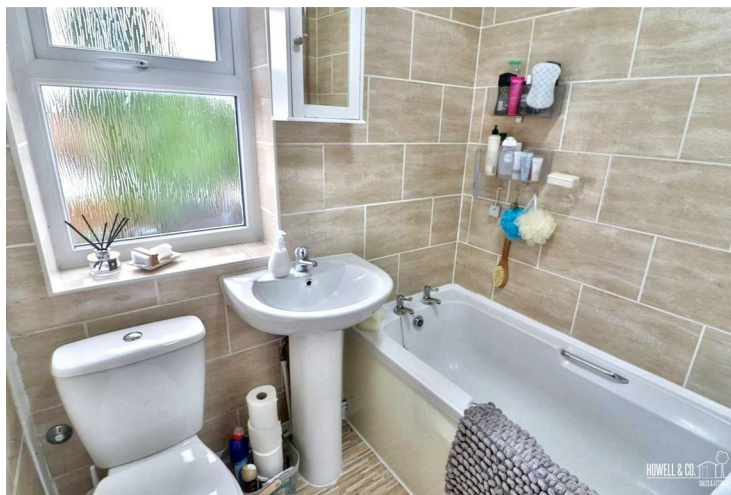
Great sized bedroom, with a large Upvc double glazed window to the front elevation. Complete with grey carpets and light painted walls.

BEDROOM 2

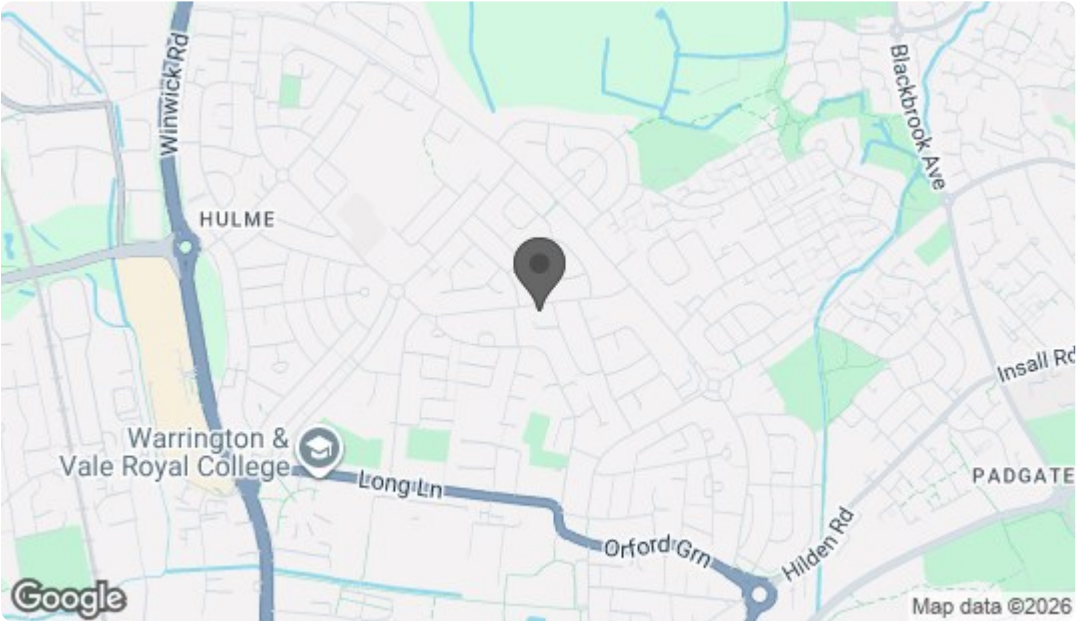


Second bedroom, with a large Upvc double glazed window to the rear elevation. Complete with grey carpets and light painted walls.

BATHROOM



Three piece suite, comprising of a low level w.c, pedestal hand wash basin, and bath with shower over. Complete with tile effect vinyl flooring, tiled walls, a Upvc double glazed frosted window to the rear elevation, wall mounted mirrored storage cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(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