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**27 Elmsett Close, Warrington, WA5 3RX**

**£1,100 PCM**

FABULOUS MID TERRACED PROPERTY, TWO BEDROOMS, CONTEMPORARY KITCHEN AND BATHROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, GARDENS AND PARKING, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for rent this fabulous mid terraced property which is situated in a sought after location and is immaculately presented throughout. Benefiting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, lounge, dining kitchen with built in oven and hob, first floor landing, master bedroom with fitted wardrobes, good sized second bedroom and a bathroom/w.c. Externally the property has gardens and parking. Available now. Viewing highly recommended..



**ENTRANCE HALLWAY**

**LOUNGE**



**BATHROOM/W.C**



**DINING KITCHEN**



**FIRST FLOOR LANDING**

**MASTER BEDROOM**



**BEDROOM TWO**



**OUTSIDE**



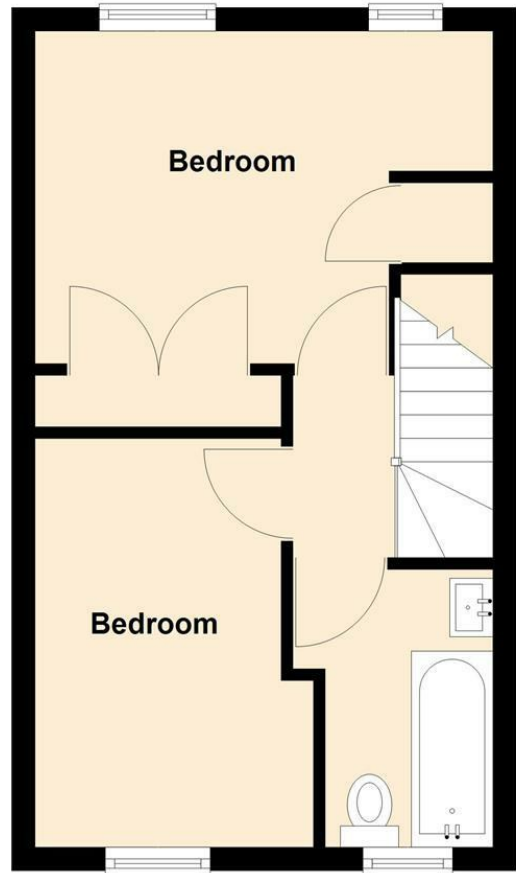
## Ground Floor

Approx. 27.5 sq. metres (295.7 sq. feet)

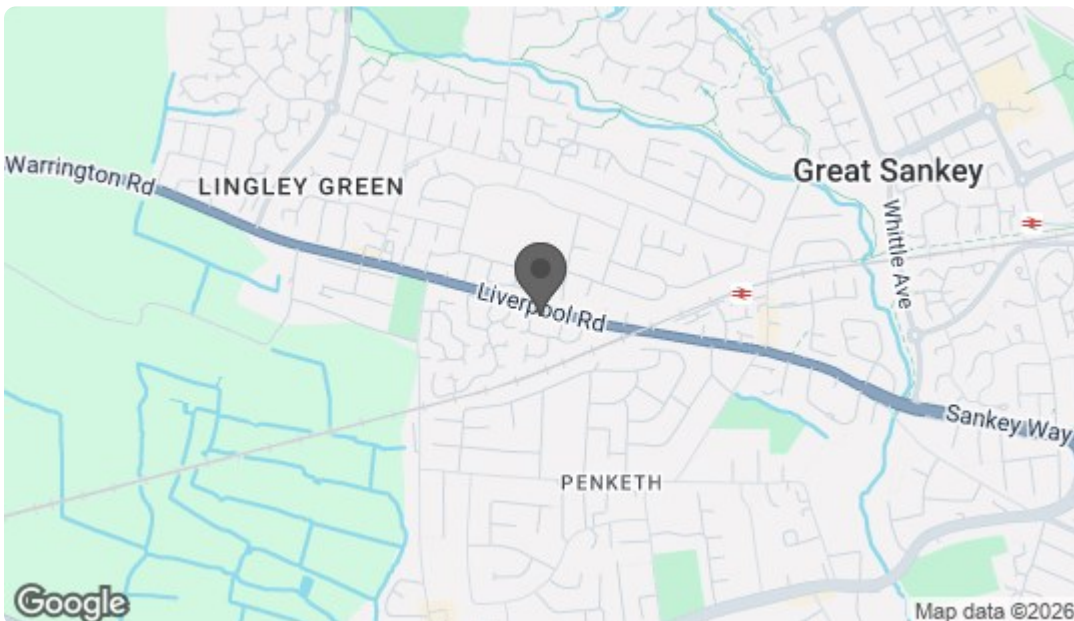


## First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 55.2 sq. metres (594.0 sq. feet)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         | 92        |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |