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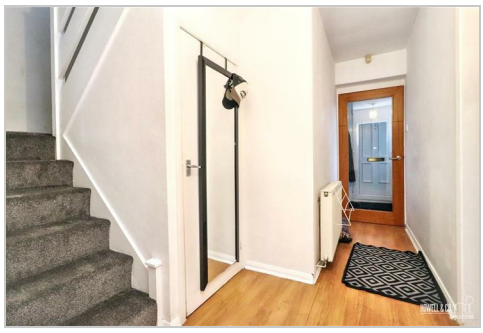
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HOWELL & CO.
SALES & LETTINGS









8 Aveley Close, Warrington, WA1 3UD

£1,200 PCM

THREE BEDROOM SEMI-DETACHED HOME | CONSERVATORY | DRIVEWAY PARKING | GARAGE | ENCLOSED REAR GARDEN | COUNCIL TAX BAND B

Howell & Co. are delighted to present this spacious three-bedroom semi-detached property, situated in a popular residential location in Woolston, Warrington.

Offering generous living accommodation throughout, this lovely family home benefits from a bright and welcoming living and dining room, a modern fitted kitchen and a fantastic conservatory overlooking the rear garden, providing additional space for relaxing or entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom, making it an ideal home for families or professionals seeking comfortable and versatile accommodation.

Externally, the property benefits from driveway parking, a garage and an enclosed rear garden.

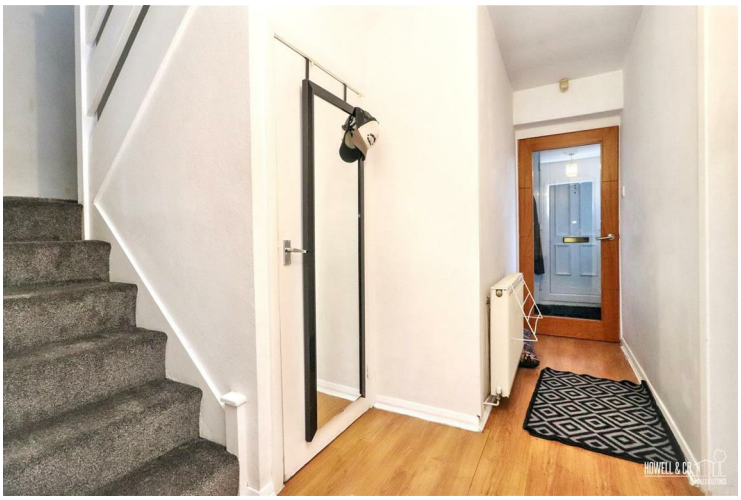
Conveniently located within easy reach of local amenities, schools and transport links, this property offers an excellent combination of space, comfort and convenience.

EXTERNAL



To the front, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden offering outdoor space for relaxing and entertaining.

HALLWAY



A welcoming entrance hallway providing access to the ground floor accommodation, with wood-effect flooring, a radiator and staircase leading to the first floor.

KITCHEN



A modern fitted kitchen comprising a range of white wall and base units with complementary worktops. Featuring an integrated oven, gas hob with extractor hood above, stainless steel sink and space for appliances.

LIVING AND DINING ROOM





A spacious and bright living and dining room offering ample space for both lounge furniture and a dining table. Featuring wood-effect flooring, a feature fireplace and windows allowing plenty of natural light.

CONSERVATORY




A generously sized conservatory providing additional versatile living space, with windows overlooking the rear garden and doors offering access outside. Ideal for use as a second sitting room or entertaining area.

LANDING



A first-floor landing providing access to all three bedrooms and the family bathroom.

BEDROOM 1




A spacious double bedroom offering ample room for bedroom furniture, with carpeted flooring, a radiator and a window allowing natural light.

BEDROOM 2




A further well-proportioned bedroom featuring carpeted flooring, a radiator and space for bedroom furniture.

BEDROOM 3

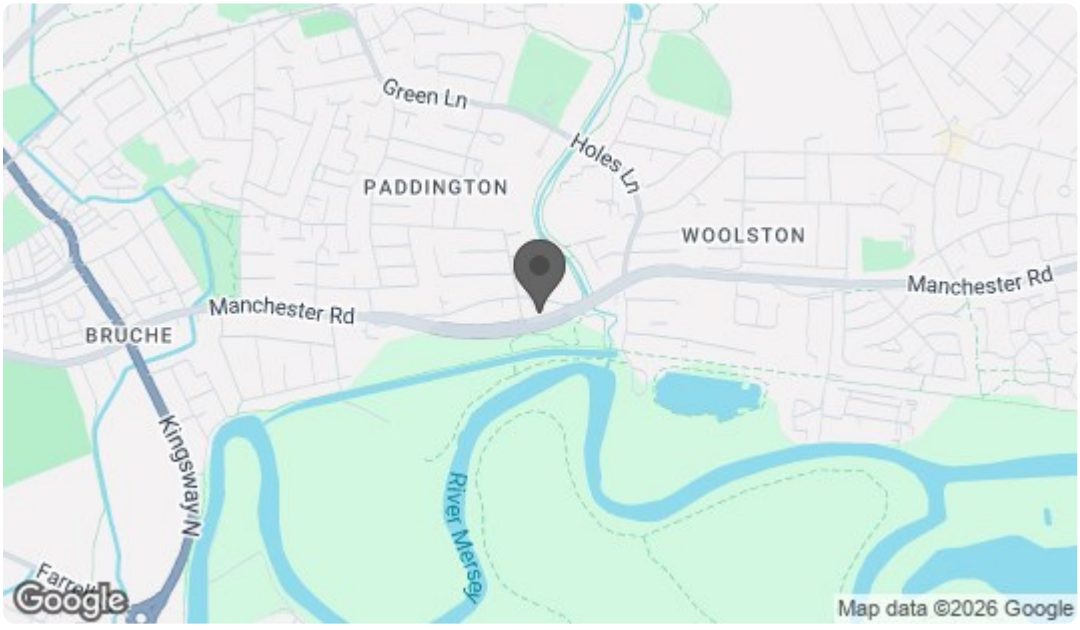


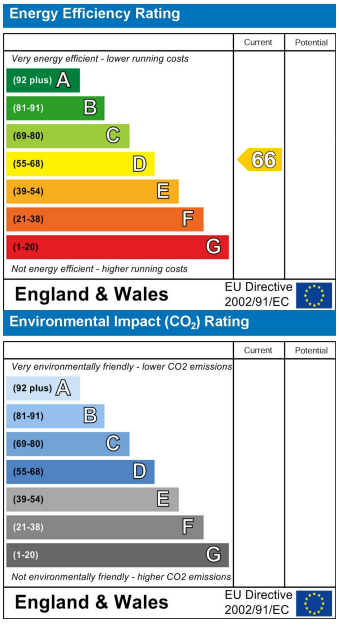

A versatile third bedroom, ideal for use as a single bedroom, nursery or home office, featuring carpeted flooring and a window providing natural light.

BATHROOM




A spacious family bathroom comprising a fitted bath, separate shower enclosure, wash hand basin and WC. Featuring tiled walls and flooring, with a window providing natural light and ventilation.





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