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## 1 Beech Road, Warrington, WA4 6LT

**£1,600 PCM**

TWO BEDROOM SEMI DETACHED UNFURNISHED PROPERTY, MODERN KITCHEN AND UTILITY ROOM WITH WHITE GOODS INCLUDED, BATHROOM WITH FREE STANDING BATH AND SHOWER, LOCATED IN A SOUGHT AFTER AREA WITH STUNNING CANAL VIEWS, AVAILABLE NOW.

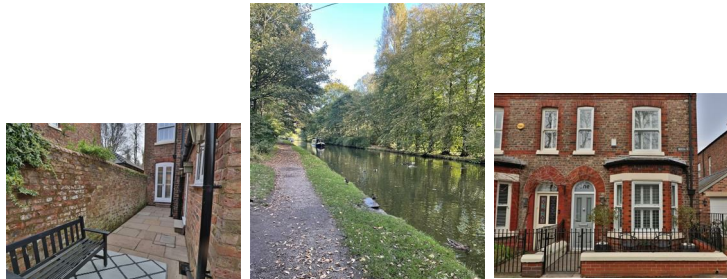
We are delighted to offer to the rental market this beautiful two bedroom semi detached property on Beech Road. Offering stunning canal views, the property is located just a short distance from the heart of Stockton Heath Village.

Presented to a high standard throughout, this property briefly comprises: Entrance hallway, open plan living and dining room, kitchen with marble effect work surfaces and appliances including integrated dishwasher, washing machine and fridge freezer, a great sized master bedroom, a further second bedroom with built in wardrobes and a beautiful modern bathroom with four piece suite.

Benefitting from Upvc double glazed windows and gas central heating throughout, the accommodation will be let unfurnished and is available immediately, so early viewing is advised to avoid disappointment!



## EXTERNAL



Externally, this property has stunning canal views and a rear courtyard with shed access.

## HALLWAY



Entrance hallway with access to the living area and stairs leading to the first floor accommodation.

## KITCHEN



Beautiful modern kitchen with a range of grey wall and base shaker style units with chrome handles. Incorporating high specification integrated appliances such as a dishwasher. Complete with an electric oven, a five burner gas hob with extractor fan over and white sink with mixer tap.

The kitchen is complete with marble effect work surfaces, tiled flooring, grey painted walls and a Upvc double glazed window to the side elevation. With access to the utility room and to the rear yard.

## LIVING/ DINING ROOM



Open plan living and dining room.

The living space can be furnished with a two seater sofa, complete with a Upvc double glazed bay window to the front elevation.

The dining space is complete with a Upvc double glazed window to the rear elevation.

Both the living and dining area are finished with beige painted walls and carpeted flooring.

## UTILITY ROOM



Utility space complete with a range of wall and base shaker style units, stainless steel sink with mixer tap, washing machine, tumble dryer, freestanding fridge freezer and microwave.

Complete with marble effect work surfaces, tiled flooring, grey painted walls and a Upvc double glazed window to the side elevation.

## LANDING



Carpeted with access to both bedrooms and the family bathroom.

## MASTER BEDROOM



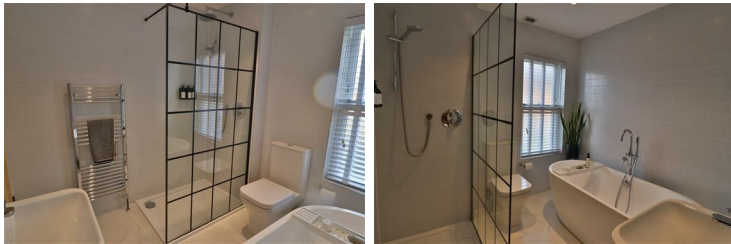
Master bedroom finished with two Upvc double glazed windows to the front elevation, light painted walls and carpeted flooring.

## BEDROOM 2



Second bedroom finished with a Upvc double glazed window to the rear elevation, light painted walls and carpeted flooring.

## BATHROOM

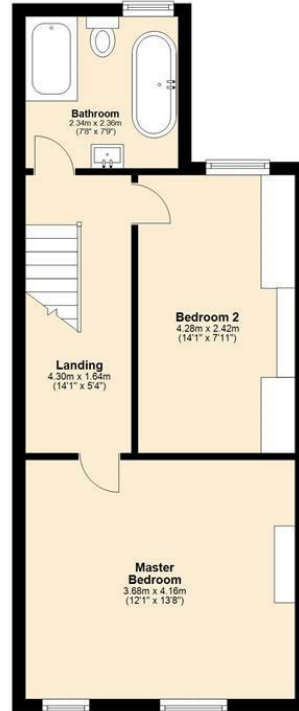


Fitted with a low level w.c, freestanding bath with mixer tap and shower attachment, pedestal wash hand basin and separate walk in shower, tiled walls, Upvc double glazed window to the rear, inset ceiling spot lighting.

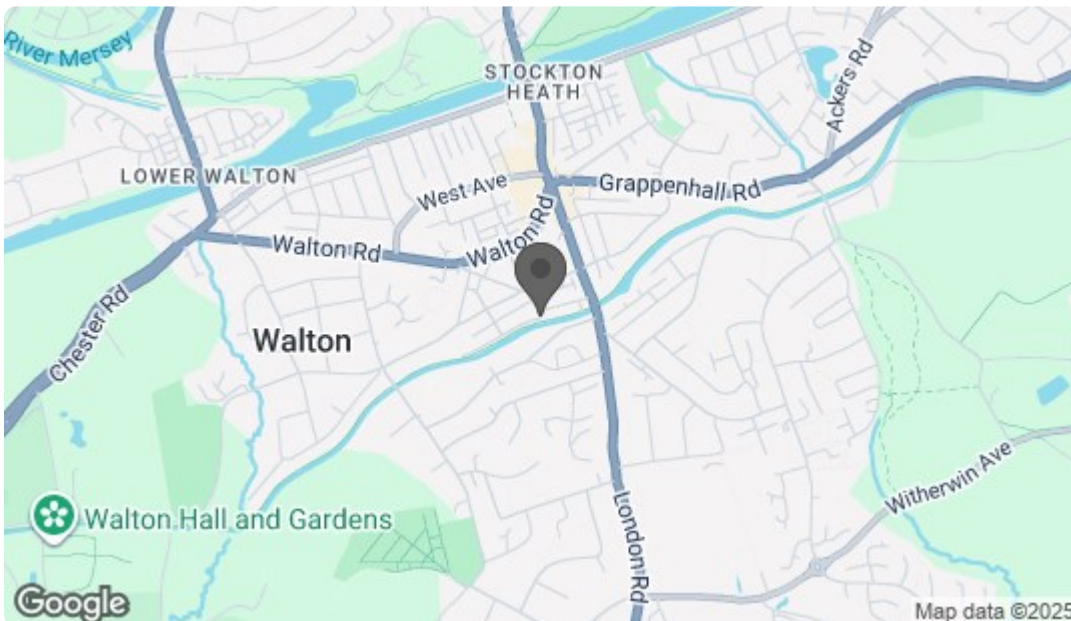
**Ground Floor**  
Approx. 44.9 sq. metres (482.8 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		