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41 Park Avenue, Warrington, WA4 1EB

£1,100 PCM

FABULOUS TERRACE PROPERTY, THREE BEDROOMS, KITCHEN WITH GAS HOB, IMMACULATE THROUGHOUT, RECENTLY REDECORATED WITH NEW CARPETS, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous three bedroom terrace property which offers excellent accommodation over two floors and is situated in a highly sought after location.

Well presented throughout, this property briefly comprises: Entrance hallway with stairs leading to the first floor, modern kitchen diner with gas hob, cloakroom/w.c, family lounge, first floor landing, three good sized bedrooms and family bathroom with shower over bath.

Benefiting from uPVC double glazing and Gas central heating throughout, this property has recently been redecorated and offers an enclosed garden to the rear providing private outside space, perfect for summer days.

This well presented property is available immediately and early viewing is highly recommended to avoid disappointment.

EXTERNAL



Externally this property has a rear enclosed yard to the rear of the property and a small yard to the front.

ENTRANCE HALL



Entrance hall with stairs leading to the first floor. With new carpets and freshly painted.

LIVING ROOM



Good sized living room with a large window to the front elevation.

KITCHEN DINER



Great sized kitchen, complete with a range of wall and base units, including electric oven and gas hob, and stainless steel sink with mixer tap. The kitchen is complete with a uPVC double glazed window to the rear elevation, light painted walls, vinyl flooring.

W.C

Accessed from the hallway, with a low level w.c and a wash hand basin and a uPVC window to the rear elevation.

LANDING



Access to all three bedrooms and the family bathroom.

BEDROOM 1



Bedroom complete with a uPVC double glazed window to the front elevation.

BEDROOM 2



Bedroom complete with a uPVC double glazed window to the rear elevation, with a fitted cupboard.

BEDROOM 3



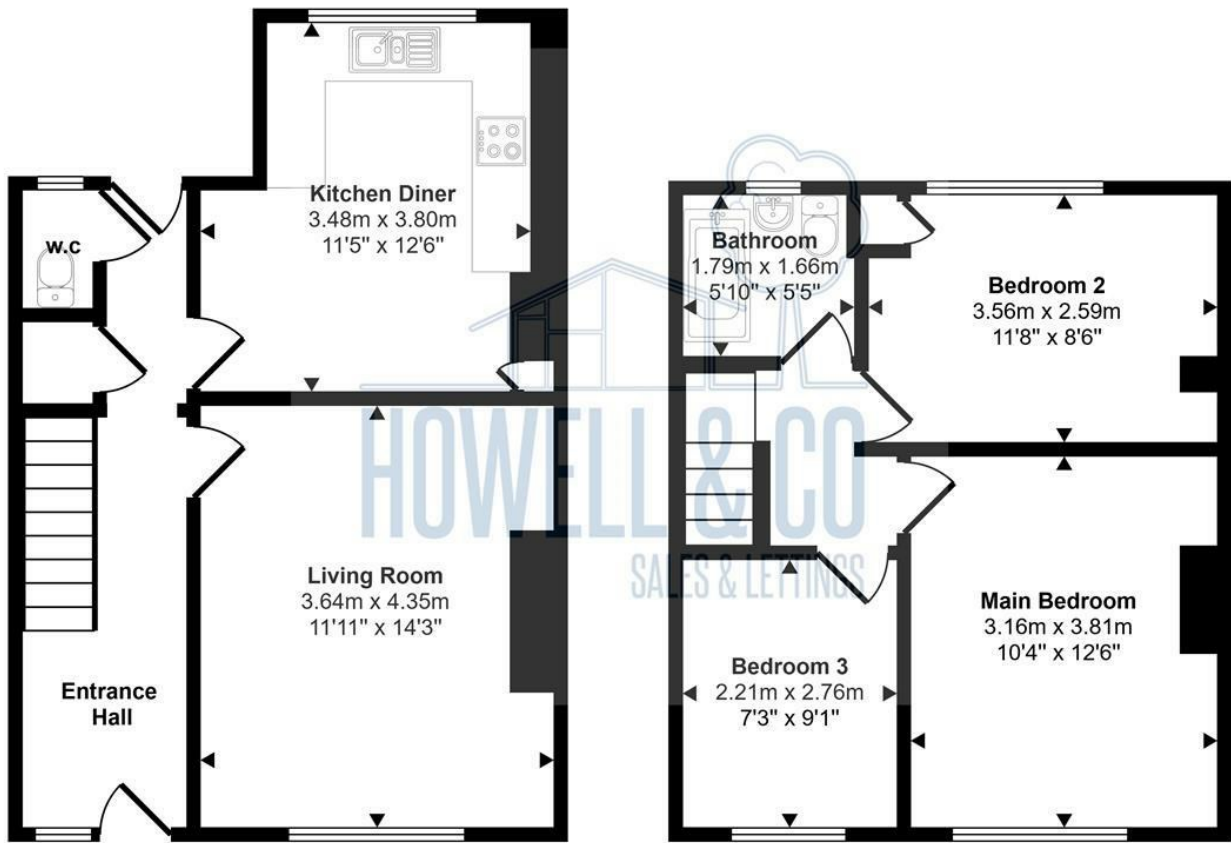
Bedroom complete with a uPVC double glazed window to the front elevation.

BATHROOM



Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over bath, part tiled walls, uPVC double glazed window to the front elevation.

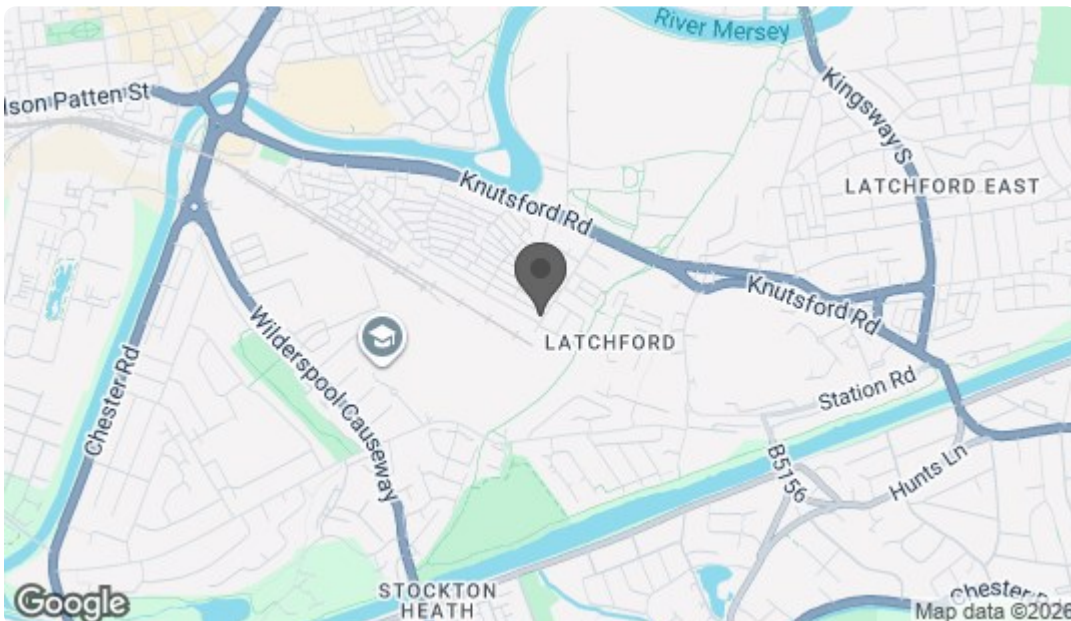
Approx Gross Internal Area
77 sq m / 832 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 ₂) Rating			
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	