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**71 Thelwall Lane, Warrington, WA4 1LJ**

**£900 PCM**

MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, KITCHEN WITH A BUILT IN OVEN AND HOB, MODERN BATHROOM WITH SEPARATE SHOWER ENCLOSURE, LOUNGE WITH FEATURE FIREPLACE, CLOSE TO LOCAL AMENITIES, ENCLOSED REAR COURTYARD, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for rental this mid terraced property which is situated in a popular location close to local amenities. Benefiting from gas central heating and Upvc double glazing, the accommodation briefly comprises: Entrance vestibule, good sized lounge with a feature fireplace, kitchen with built in oven and hob, modern bathroom with separate shower enclosure, first floor landing and two double bedrooms. Externally the property has an enclosed rear courtyard with rear gate access. Viewing highly recommended.

## ENTRANCE VESTIBULE

Accessed via a Upvc double glazed front door.

## LOUNGE



With a Upvc double glazed window to the front elevation, feature fireplace, coved ceiling, wood laminate flooring, double doors leading through to the kitchen.

## KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and gas hob, part tiled walls, Upvc double glazed window to the rear elevation, ceramic tiled floor, under stairs storage area, stairs leading to the first floor accommodation.

## UTILITY ROOM



With a range of fitted units, plumbed for a washing machine, ceramic tiled floor, Upvc double glazed window to the side elevation and Upvc double glazed external door.

## BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, shaped bath and separate corner shower enclosure, part tiled walls, Upvc double glazed window to the side elevation.

## FIRST FLOOR LANDING

Coved ceiling.

## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, original cast iron fireplace, coved ceiling, loft access with pull down ladder to a boarded loft.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, cupboard housing the combi boiler, coved ceiling.

## OUTSIDE

Externally the property has an enclosed rear courtyard with gate access.

