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12 Bradshaw Lane, Warrington, WA4 2NJ

£800 PCM

MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, SOUGHT AFTER LOCATION, REAR COURTYARD AND GARDEN, KITCHEN WITH OVEN AND GAS HOB, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, AVAILABLE NOW.

We are delighted to offer this well maintained mid terraced property which is situated in a sought after location. Briefly comprising: Lounge with feature brick fireplace, kitchen with oven and gas hob, rear vestibule, bathroom with corner bathroom suite, first floor landing and two double bedrooms. Externally the property has an enclosed rear courtyard area with garden beyond.

LOUNGE



With a Upvc double glazed window to the front elevation, feature wall panelling, inset brick fireplace, wood laminate flooring.

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 with extractor above, integrated fridge freezer, plumbed for a washing machine, part tiled walls, ceramic tiled floor, stairs leading to the first floor accommodation.

REAR VESTIBULE

With a Upvc double glazed exterior door leading to the rear garden, storage cupboard with boiler, ceramic tiled floor.

BATHROOM/W.C



Fitted with a three piece suite comprising: Corner bath with shower over and glass screen, pedestal wash hand basin and low level w.c, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, picture rail.

BEDROOM TWO



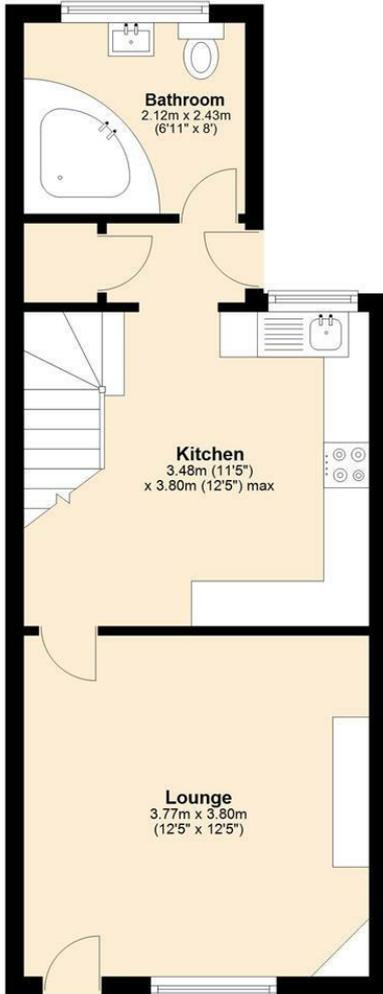
With a Upvc double glazed window to the rear elevation, wood laminate flooring.

OUTSIDE

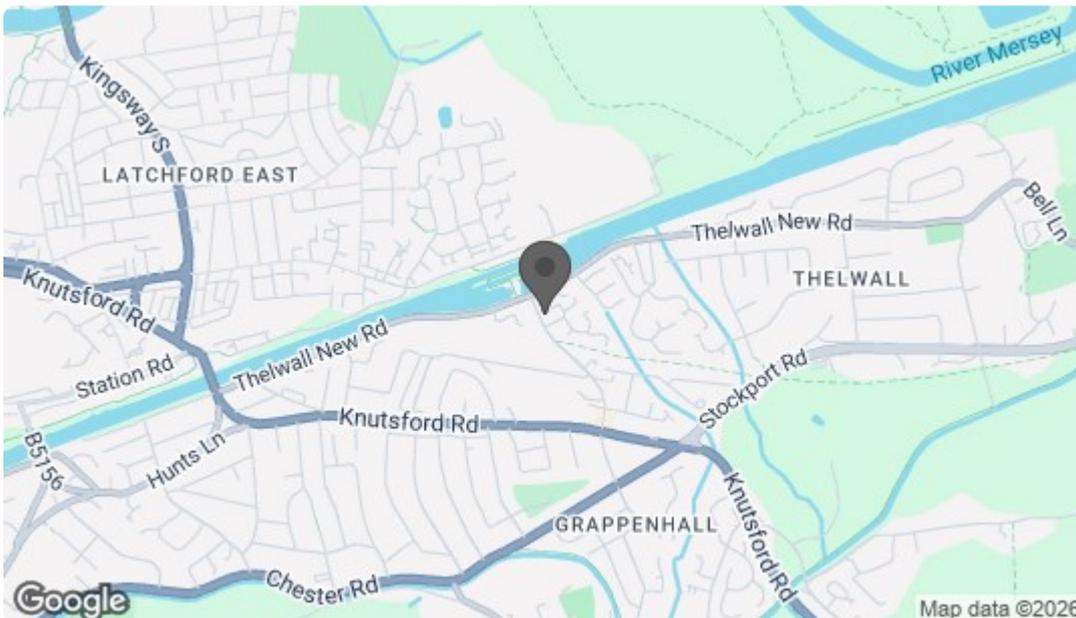


Externally the property has a good sized rear garden with gate access.

Ground Floor



First Floor



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		
		87
	67	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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