

Armstrong Close
Warrington
WA3 6DH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

35 Armstrong Close
Birchwood
Warrington
WA3 6DH



Entrance Hall

With a central heating radiator. Laminate flooring. Gas and electric meter. Useful understairs storage cupboard.

Living Room

20'3" x 8'4"

With double glazed UPVC windows to the front elevation with curtains. Radiator. TV aerial point. Laminate flooring.

Kitchen/Diner

11'9" x 7'11"

With a great range of recently fitted wall and base units incorporating a single drainer stainless steel sink unit and base. A gas hob, electric oven, space for washing machine and fridge. Gas central heating combination boiler. Double glazed UPVC window and blind. Radiator and Double glazed UPVC rear access door.

First Floor Landing

Leading to:

Bedroom 1

11'10" x 11'0"

With a double glazed UPVC window and curtain. Radiator. Built in storage cupboard. Newly installed carpet.

Bedroom 2

11'10" x 11'0"

With a double glazed UPVC window and curtain. Radiator. Newly installed carpet

Family Bathroom

6'10" x 5'10"

With a recently installed white suite comprising of a bath with shower unit and anti splash screen over, pedestal wash hand basin and low level WC. Tiled walls. Extractor fan and double glazed UPVC window

Outside

There is a lovely recently laid block paved driveway with space for two vehicles and an enclosed rear garden with patio area. Garden shed and side access gate

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

No Smokers


No Pets

Tenant(s) income no less than monthly rent x 30 (£29,850)

£995 PCM

AVAILABLE MID JULY . A superb two bed semi detached property. Great location close to Birchwood Business Park. Recently fitted kitchen and bathroom. Off road parking for two cars. Pleasant rear gardens. Not furnished. NO PETS. NO SMOKERS.



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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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