



Wainwright Avenue, Hutton, CM13

WN Properties are pleased to offer for long term rent a beautifully finished two bedroom end of terrace home, available for the first time on the rental market. The home boasts a good size corner plot with re-fitted modern kitchen/diner, separate lounge, two double bedrooms and a bright and spacious bathroom. To the rear lies a pretty and well tended rear garden having access to a detached single garage. There is further off street parking for up to four cars. Agents Note: The summer house/shed is not included in the property rental. Available from the 19th July 2025, or earlier by negotiation. Flexible furnishings. EPC C.

£1,750 pcm

Council Tax Band C

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Entrance Hallway

UPVC entrance door with obscure double glazed inserts, access to first floor via carpeted staircase, understairs storage cupboard, wood effect flooring.

Living Room 13' 2" x 11' 11" (4.01m x 3.63m)

Wood effect flooring, wall fitted modern gas fire (untested), double glazed window to side, wood effect flooring, wall lighting.

Kitchen/Diner 14' 4" x 10' 4" (4.37m x 3.15m)

Range of modern fitted wall and base level units with marble effect work top housing single bowl single drainer sink unit and drainer with mixer tap and tiled splash back. Appliances to include; four ring induction hob with cooker hood over, single electric oven, washing machine and fridge/freezer. Triple aspect double glazed windows with further double glazed door leading to garden, tiled flooring, door to walk in larder cupboard.

First Floor Landing

Double glazed windows to front and side, fitted carpet.

Bedroom 1 14' 8" max > 11' 11" x 10' 4" (4.47m > 3.62 x 3.15m)
Dual aspect double glazed windows, wood effect flooring.

Bedroom 2 11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed window to side, wood effect flooring, built in wardrobes.

Family Bathroom

Matching white suite comprising; close coupled WC, pedestal wash hand basin, 'P' shaped panelled bath incorporating mixer tap and handheld shower attachment and separate shower mixer with shower screen, part tiled walls, heated towel rail, extractor fan, tiled floor.

Exterior

Initially laid to wooden decking and steps leading down to remainder which is laid to lawn having mature shrub borders. Access to single detached garage (with light and power) via side door, access via gate to front garden; being laid to lawn with flower bed borders. Off street parking on shingle driveway for numerous cars to garage.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.