



STEPHENSON BROWNE



**189 Walthall Street, Cheshire
CW2 7LD
£800 PCM**

AVAILABLE NOW! With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

The location of this home is particularly advantageous, with easy access to local amenities, schools, and transport links, making it a prime choice for those who commute or enjoy the vibrancy of community life. The surrounding area boasts a variety of shops, parks, and recreational facilities, enhancing the overall living experience.

This property is available for immediate occupancy, allowing you to settle in without delay.



Important Information

Whilst we endeavour to ensure accuracy of our letting's descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we cannot confirm the cost of these as they are different from person-to-person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

| Energy Efficiency Rating | |
|---|---|
| | Current |
| 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 | |
|---|---|
| | Current |
| 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  |



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