



18 Grammar School Road Warrington WA4 1JN

£695 Per calendar month

ONE BEDROOM UNFURNISHED FLAT !! HOME ESTATE AGENTS are proud to present this spacious one bedroom flat situated in a lovely village with great transport links including train station, bus and motorway. The flat includes a modern fitted three piece bathroom, in the bedroom there are built in storage shelves and wardrobe. The open plan kitchen/lounge offers a modern fitted kitchen with white gloss wall and base units providing ample storage and granite effect work surfaces complimented by black gloss tiles, stainless steel sink top with mixer tap, white goods including a slimline dishwasher, washing machine and fridge freezer are also included, Virgin Media and TV point. To view call HOME on 01617898383.

- AVAILABLE MID JULY
- Fitted Kitchen complete with appliances
- UPVC Double Glazing
- Electricity Included (£50 CONTRIBUTION)
- Modern First Floor Flat
- Fitted Bathroom Suite
- Pretty Village Location with excellent transport links
- Lounge
- Gas Central Heating
- Spacious Accomodation

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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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