



NEW PAINT THROUGHOUT | FULL RE-WIRE AS OF 2025 | TRADITIONAL TWO BEDROOM MID-TERRACE | HIGH GLOSS KITCHEN | WESTERLY FACING GARDEN | TWO DOUBLE BEDROOMS | CLOSE TO TOWN CENTRE. This traditional mid-terraced property offers well proportioned accommodation over two floors, comprising entrance porch, Lounge, High Gloss Dining Kitchen, Shower Room with large Shower unit, rear vestibule and two bedrooms to the first floor. Externally, the property boasts an established Westerly facing rear garden with an array of shrubbery and established plants.

£875 Per Month



Tel: 01925 600 200

Amelia Street

Accommodation

Entrance Porch

2'11" x 3'3" (0.9 x 1m)

PVC Frosted front door opening into an entrance porch.

Lounge

11'3" x 9'10" (3.45m x 3m)

PVC Double glazed window to the front elevation, feature living flame gas fire, central heating radiator, television point and access to the:

Dining Kitchen

11'1" x 9'6" (3.4m x 2.9m)

A range of high gloss units complimented with wood effect roll top work surface with matching splashback. There is a PVC Double glazed window to the rear elevation, a feature glazed panel between the lounge and dining room, 'Franke' one and a half bowl stainless steel sink with drainer, space for fridge / freezer and additional under stairs storage cupboard. A freestanding four ring gas hob, and access to the rear vestibule in turn ground floor Shower Room.

Rear Vestibule

2'11" x 2'11" (0.9m x 0.9m)

Additional storage cupboard, ceiling light and PVC Rear door providing access to the garden.

Shower Room

8'2" x 4'11" (2.49m x 1.5m)

Three piece suite comprising low level W.C, Pedestal hand wash basin, large walk in shower with Glass panel & tiled walls. Wood effect flooring, central heating radiator and extractor fan.

Landing

Bedroom One

11'3" x 12'9" (3.45m x 3.9m)

PVC Double Glazed window to the front elevation, integrated wardrobes providing hanging and shelving space, ceiling light and chimney breast.

Bedroom Two

9'2" x 8'2" (2.8m x 2.5m)

PVC Double glazed window to the rear elevation, wood effect flooring, central heating radiator & ceiling light.

Outside

The rear aspect enjoys a Westerly aspect and features a brick border hosting a mix of colourful and established plants. There is an outside tap, bin storage and access to the rear where residents occasionally park.

Council Tax

Tax Band A: £1,421.48

Local Authority

Warrington Borough Council

Postcode

WA2 7QA

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.

