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12 Birchdale Road, Warrington, WA4 5AR

£900 PCM

Howell & Co. are delighted to introduce to the lettings market this immaculate 2 bedroom Mews style cottage located on Birchdale Road in the heart of Stockton Heath. The property is presented to the highest standards throughout and comes complete with a fully fitted kitchen, spacious lounge, 2 double bedrooms and a family bathroom. The property has the benefit of off road parking, double glazing, gas central heating and a secluded courtyard to the rear which gratefully overlooks the Canal. Located in one of Warrington's most sought after residential areas and just a short walk from Stockton Heath village and its many shops, bars and restaurants and with excellent road links; the property is the perfect family home for the professional tenant. Available to view immediately.

LOUNGE

Spacious lounge with Upvc double glazed French door leading to the rear courtyard area, wood laminate flooring.

KITCHEN

Fitted with a range of wall and base units incorporating a sink unit with mixer tap,, Built in electric oven and gas hob with extractor over, part tiled walls, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM ONE

Double bedroom with Upvc double glazed window.

BEDROOM TWO

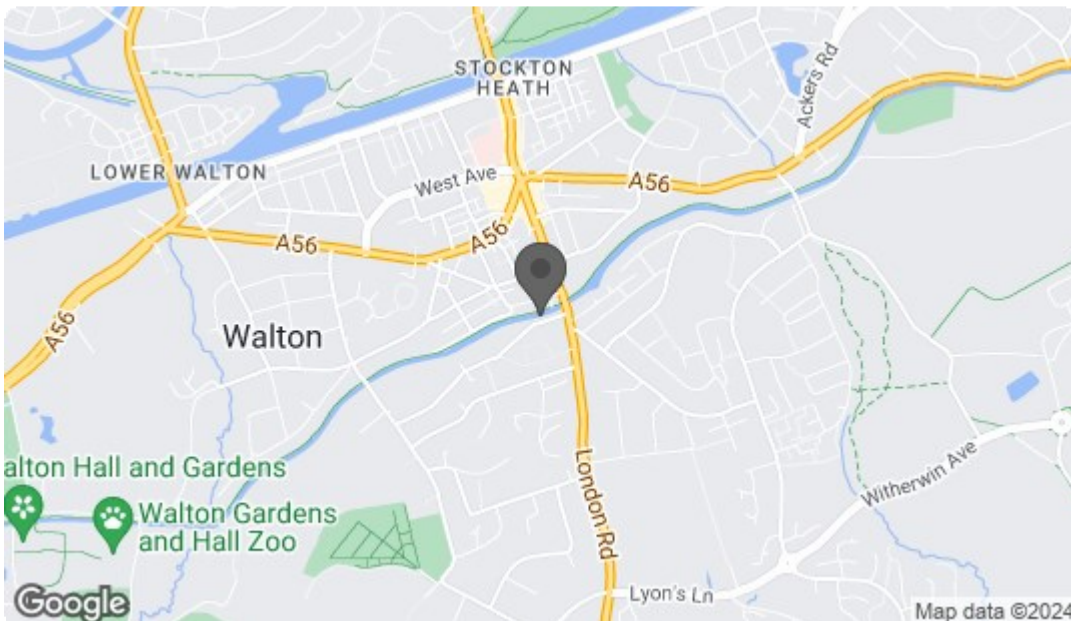
Double bedroom with a UPvc double glazed window.

BATHROOM/W.C

Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and screen, part tiled walls.

OUTSIDE

Enclosed courtyard with views over the canal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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		