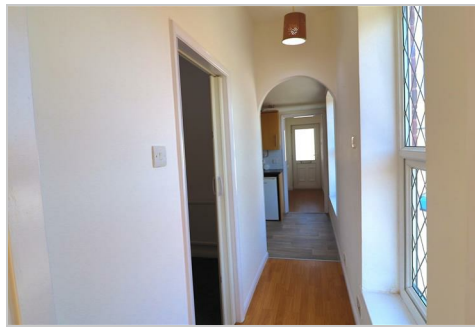


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



2A Dudley Street, Warrington, WA2 7BG

£600 PCM

FIRST FLOOR APARTMENT, POPULAR LOCATION AND CLOSE TO LOCAL AMENITIES, UPVC DOUBLE GLAZING AND CENTRAL HEATING, AVAILABLE NOW, VIEWING RECOMMENDED

We are delighted to offer to the rental market this first floor apartment, which is situated in a popular area, benefiting from being close to local amenities.

This property briefly comprises rear exterior stairs, an entrance hallway leading into kitchen with gas hob, bathroom/w.c, bedroom, and a living room.

This apartment has central heating and UPVC double glazing and viewing is highly recommended.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M62 motorways, which allow for easy commuting.

EXTERNAL

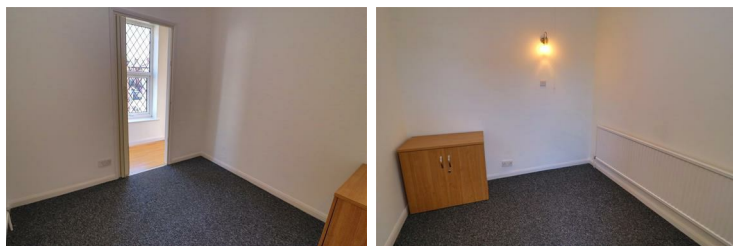
Externally this property is accessed via a staircase to the rear.

KITCHEN



With a range of wall and base units, incorporating oven and gas hob with extractor over, stainless steel sink with mixer tap, under counter fridge and plumbing for a washing machine. Complete with a upvc double glazed window to the side elevation.

LIVING ROOM



With grey carpeted flooring.

BEDROOM



with windows to the side and rear elevations, shelving and wood flooring.

BATHROOM



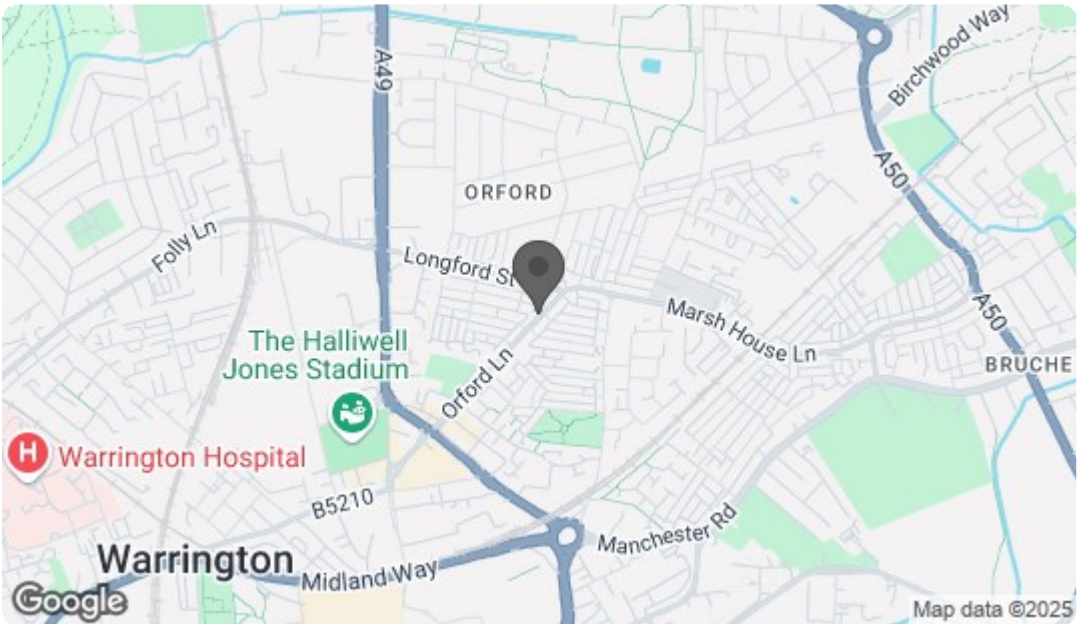
Comprising a three piece suite, comprising low level w.c, pedestal hand wash basin and panelled bath with shower over. With part tiled walls and a Upvc double glazed window to the rear elevation.

Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 37.6 sq. metres (404.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		