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62a Orford Lane, Warrington, WA2 7AF

£700 PCM

FIRST FLOOR APARTMENT, ONE BEDROOM, CLOSE TO WARRINGTON TOWN CENTRE, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

Howell and Co. are delighted to offer to the rental market, this spacious first floor apartment on Orford Lane close to Warrington town centre.

The property briefly comprises: entrance hallway with stairs leading to the lounge, fully fitted kitchen with gas hob, double bedroom and a bathroom with shower.

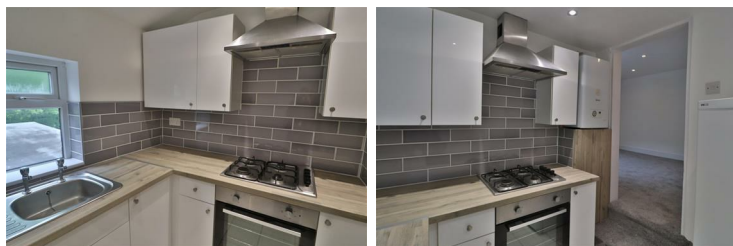
The property has the benefit of Upvc double glazing and gas central heating throughout, and is available immediately.

OUTSIDE



Access between shops.

KITCHEN



With a range of wall and base units including fridge freezer, plumbing for washing machine, electric oven and gas hob with extractor above, stainless steel sink with mixer tap and a upvc double glazed window to the rear elevation.

LIVING ROOM



With a Upvc double glazed window to the left side elevation. Access via entrance stairwell.

BEDROOM



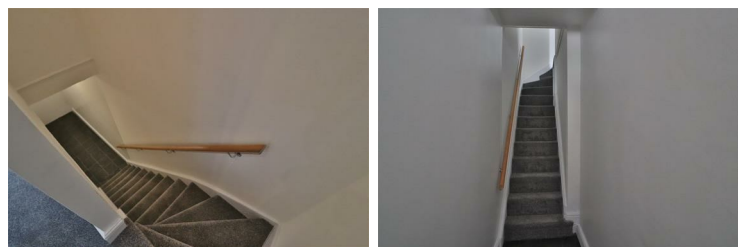
With a large Upvc double glazed window to the front elevation.

BATHROOM

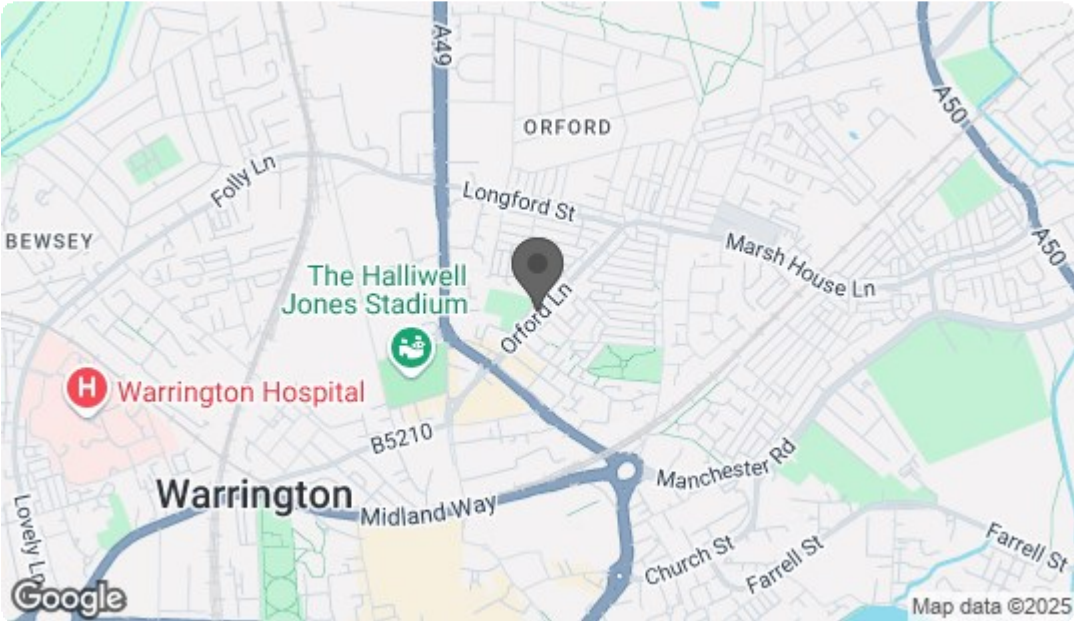


Three piece suite incorporating shower cubicle, pedestal hand wash basin and low level wc.

ENTRANCE HALL



Stairs leading up to the main floor of the apartment



| 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 | | |
| | 60 | 74 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| 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 | | |
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