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## 135 Houston Gardens, Great Sankey, WA5 8DN

**£995 PCM**

IMPRESSIVE FIRST FLOOR APARTMENT, THREE BEDROOMS, EN-SUITE BATHROOM, WELL PRESENTED THROUGHOUT, PRIVATE PARKING, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, AVAILABLE 17TH JULY, VIEWING RECOMMENDED.

Howell and Co are delighted to offer to the rental market, this fabulous three bedroom apartment located on Houston Gardens, close to local amenities.

Immaculate throughout, the accommodation briefly comprises: Entrance hall with stairs leading to the main floor, spacious kitchen/living room with gas hob, master bedroom with ensuite, two additional bedrooms, and family bathroom featuring a white three piece suite with bath.

The property has the benefit of Upvc double glazing and gas central heating throughout, a single garage and off road parking.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to the town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central



## EXTERNAL



Externally, this property has off road parking and a single garage.

## ENTRANCE HALL

Accessed via a Upvc door, with stairs leading to the main accommodation.

## HALLWAY



Access to all bedrooms, family bathroom and kitchen area. With wall panelling, dark grey carpeted flooring, and a velux window to the rear elevation.

## KITCHEN/LIVING ROOM



Open plan kitchen and living space with a range of modern wall and base units. Incorporating stainless steel sink with mixer tap, integrated electric oven with gas hob and hidden extractor above, plumbing for washing machine, and space for both a tumble dryer and fridge freezer.

Finished with a breakfast bar with pendant lighting above, spot lights, feature wallpaper, herringbone effect flooring and Upvc windows to the front and rear elevations.

## BEDROOM ONE



Master bedroom with feature panelling, dark grey carpeted flooring, access to en-suite shower room, and a Upvc double glazed window to the front elevation.

## EN-SUITE



Modern three piece suite including shower cubicle with rainfall shower, low level w.c and pedestal hand wash basin. Complete with part tiled walls, vinyl flooring, extractor fan, and a velux window to the rear elevation.

## BEDROOM TWO



Second bedroom complete with dark grey carpeted flooring, storage cupboard, and a Upvc double glazed window to the front elevation.

### BEDROOM THREE



Third bedroom complete with dark grey carpeted flooring, feature panelling wall, storage space and a Upvc double glazed window to the front elevation.

### FAMILY BATHROOM

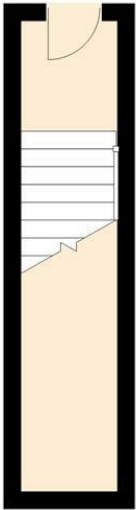


Fitted with a modern three piece suite comprising: pedestal wash hand basin, low level w.c and panelled bath with shower attachment. Complete with part tiled walls, feature wallpaper, mirror storage cupboard and a Upvc double glazed window to the rear elevation.



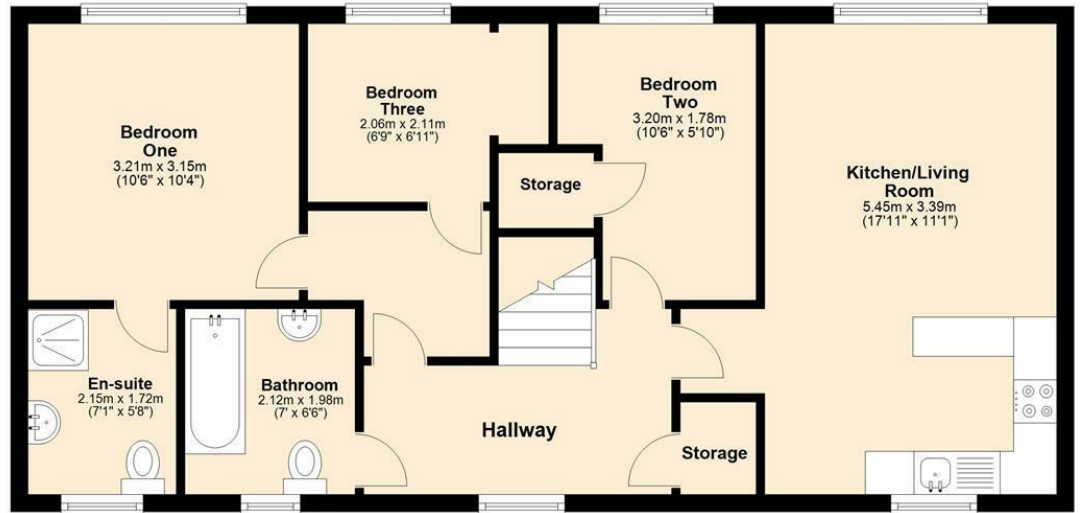
## Ground Floor

Approx. 6.1 sq. metres (65.7 sq. feet)

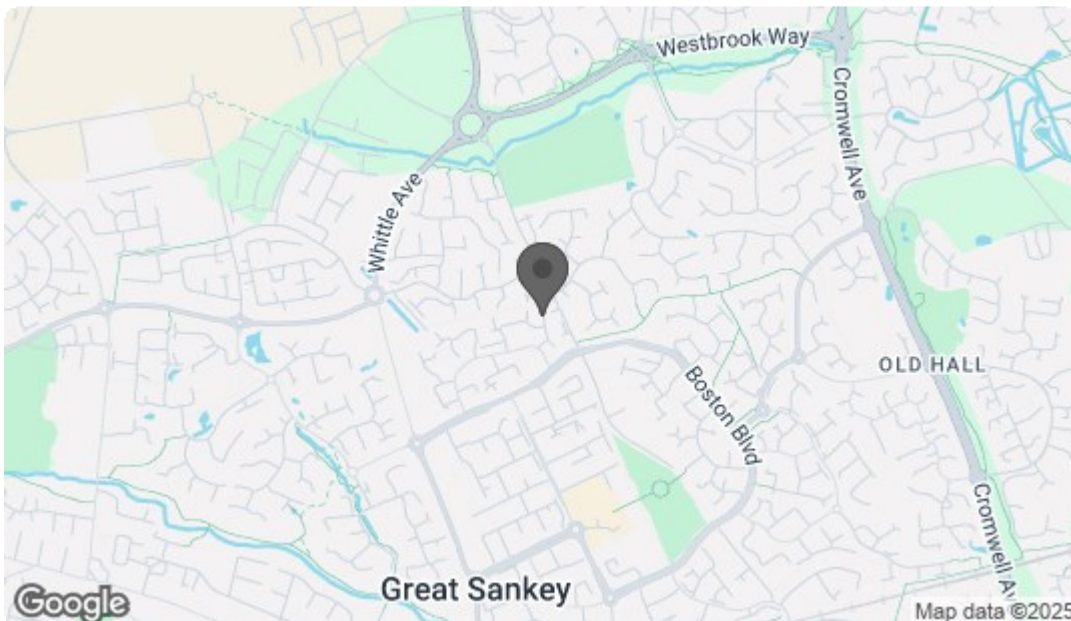


## First Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 70.6 sq. metres (760.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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