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125 Wellfield Street, Warrington, WA5 1NR

£1,100 PCM

MID TERRACED HOUSE, THREE BEDROOMS, TWO RECEPTION ROOMS, BATHROOM WITH SEPARATE BATH AND SHOWER, KITCHEN WITH HOB AND OVEN, REAR COURTYARD, CLOSE TO LOCAL AMENITIES, GAS CENTRAL HEATING & UPVC DOUBLE GLAZING THROUGHOUT.

New to the lettings market is this three bedroom terraced property, offering idyllic accommodation, ideally situated on Wellfield Street, just a few minutes walk from local amenities.

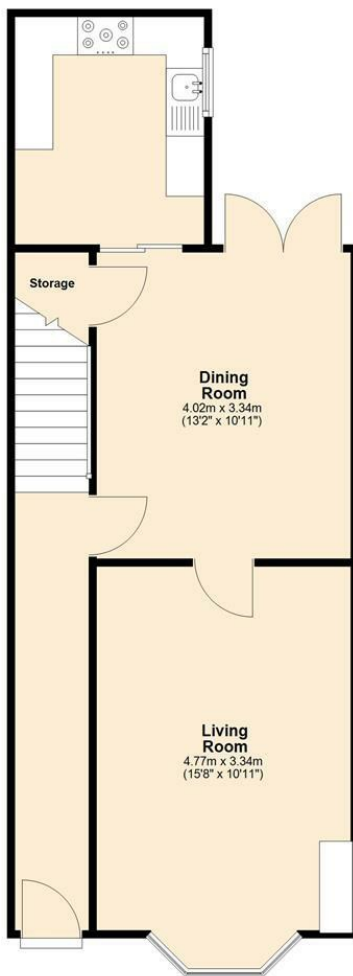
This delightful terraced property briefly comprises; two reception rooms a spacious dining area, beautiful living room and a modern fully fitted kitchen complete with oven and hob appliances. Upstairs the first floor offers two double bedrooms and a single bedroom, a large family bathroom featuring a luxury 4 piece suite, including separate bath and shower facilities.

The property benefits from, Upvc double glazing and central heating. There is a courtyard to the rear providing private outside space. Occupying a desirable location close to warrington town centre.

This property is available after the 1st of July and early viewing is recommended.

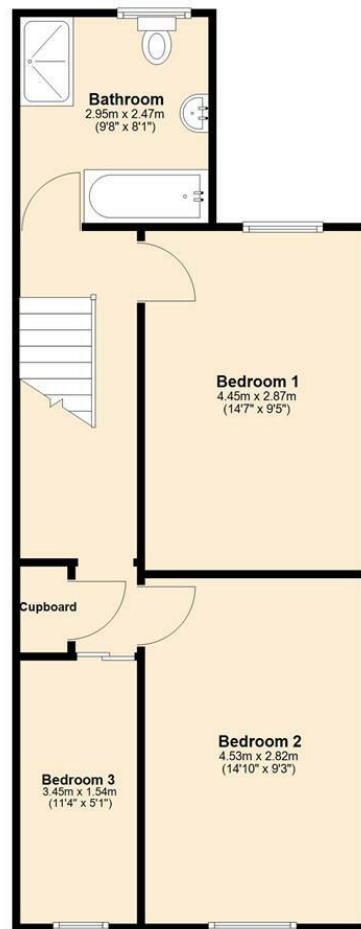
Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)

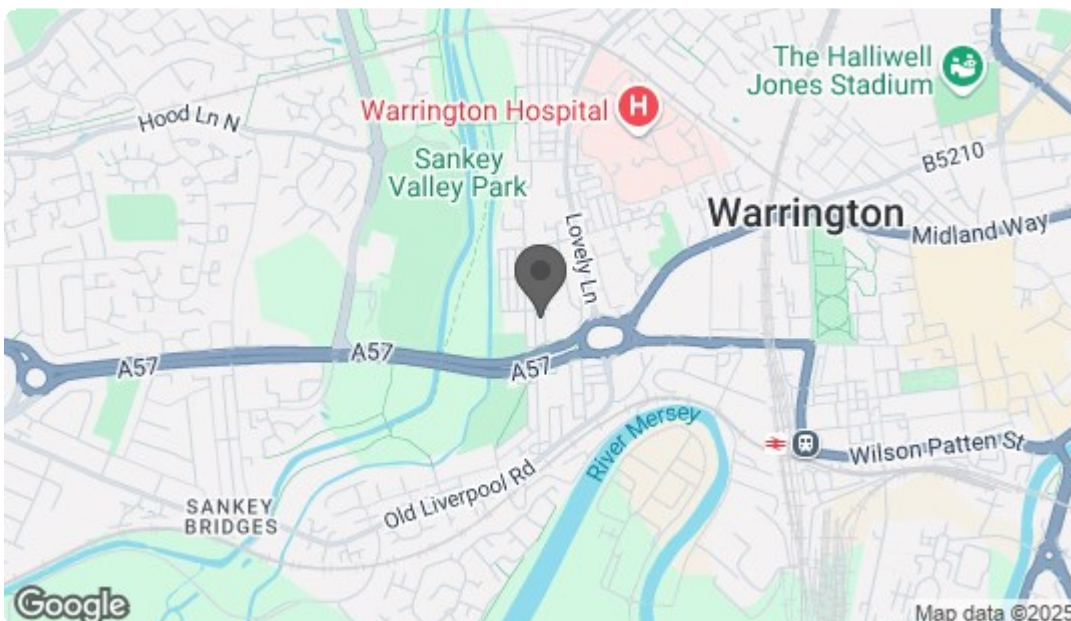


First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		