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## 125 Wellfield Street, Warrington, WA5 1NR

**£995 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.

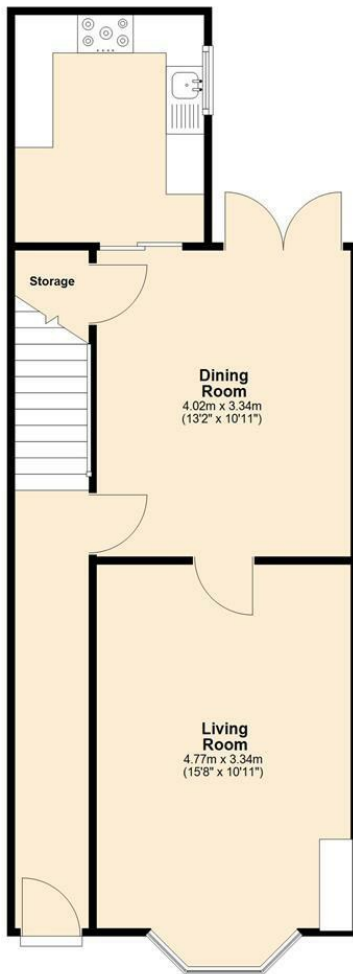
The property benefits from, Upvc double glazing and central heating. There is a courtyard to the rear providing private outside space. Occupying a desirable location close to warrington town centre.

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



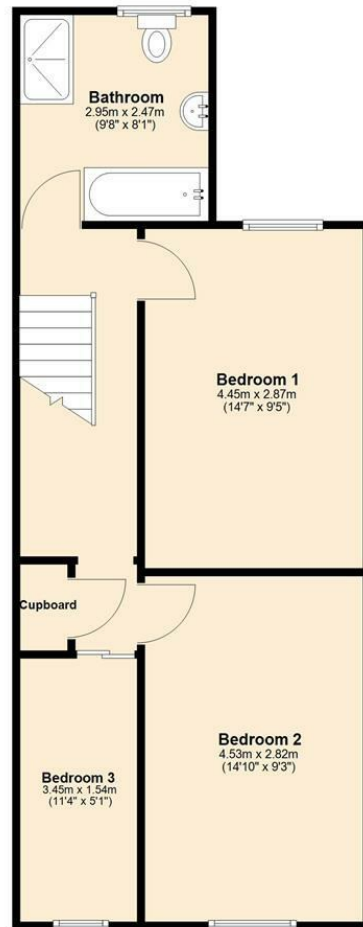
### Ground Floor

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

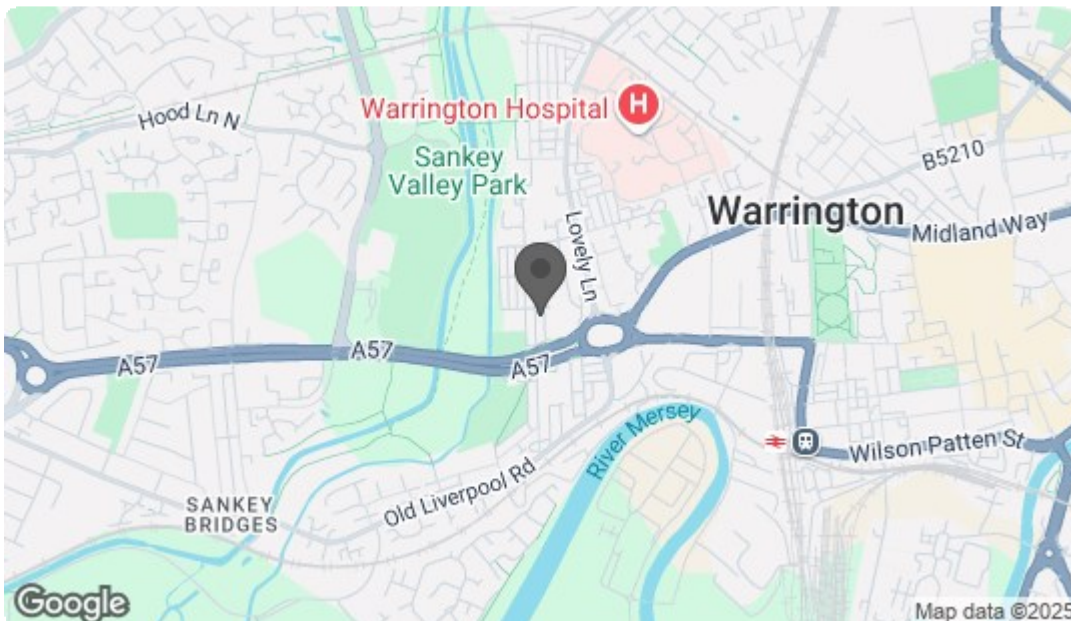


### First Floor

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		