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## 22 Market Street, Widnes, WA8 7SN

**£850 PCM**

MID TERRACED PROPERTY, TWO BEDROOMS, COMPLETELY REFURBISHED THROUGHOUT, LARGE FIRST FLOOR BATHROOM, MODERN KITCHEN WITH NEW APPLIANCES, OPEN PLAN CONCEPT, FIRST FLOOR BATHROOM, UPVC DOUBLE GLAZED, GREAT LOCATION, VIEWING RECOMMENDED

Howell and Co are delighted to offer to the rental market this beautifully presented, newly refurbished, two bedroom terraced property on Market Street.

The property briefly comprises: entrance hall with stairs leading up, open plan living room and dining room, modern kitchen with electric hob, large master bedroom, good sized second bedroom and large family bathroom to the first floor.

Complete with a rear yard, and benefitting from Upvc double glazed windows and gas central heating, this property is available immediately and viewing is highly recommended.

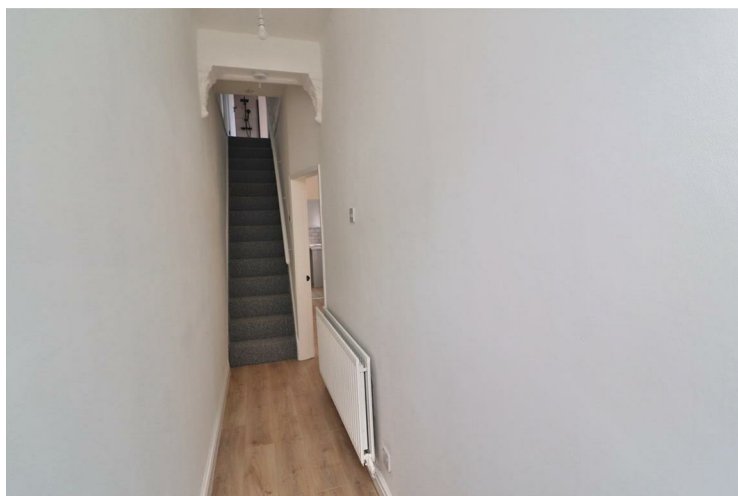


## EXTERNAL



Externally the property has street parking, and a rear enclosed yard with storage space.

## ENTRANCE HALL



With stairs leading to the first floor accommodation.

## KITCHEN



Beautiful modern kitchen with a range of wall and base units, incorporating a stainless steel sink unit with mixer tap, built in, new stainless steel electric oven and hob with extractor above, plumbed for a washing machine, Upvc double glazed window to the side elevation, exterior door to the rear yard. Under stair storage with shelving.

## DINING ROOM



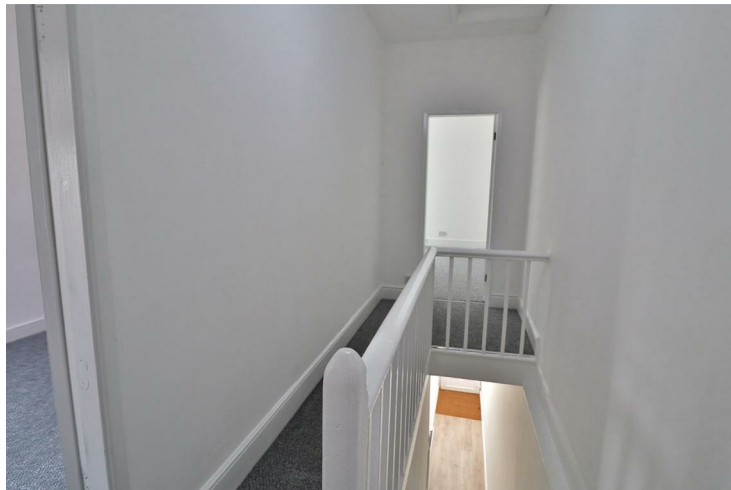
Open plan space, wood laminate flooring, Upvc double glazed window to the rear elevation.

## LIVING ROOM



Open plan to the dining room, with a upvc double glazed window to the front elevation, laminate flooring.

## LANDING



Access to all rooms.

## BEDROOM 1



Good sized master bedroom with a Upvc double glazed window to the front elevation. Grey carpeted flooring.

## BEDROOM 2



Second double bedroom with a Upvc double glazed window to the rear elevation, grey carpeted flooring.

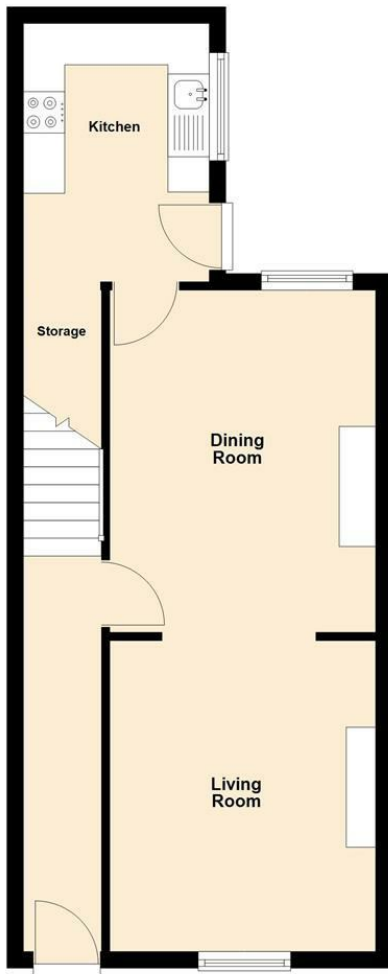
## BATHROOM



Modern bathroom, fitted with a low level w.c, panelled bath with rainfall shower over and glass screen, wash hand basin with storage cupboard, part tiled walls, vinyl flooring Upvc double glazed window to the side elevation.

### Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)

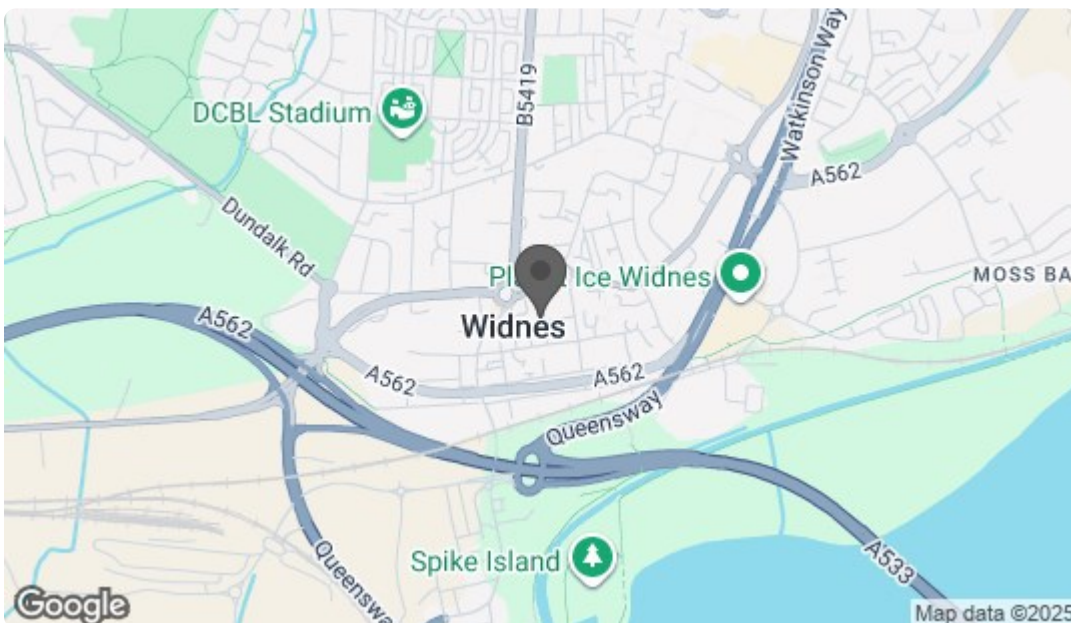


### First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 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		
EU Directive 2002/91/EC		
England & Wales		
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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