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58A Orford Lane, Warrington, WA2 7AF

£750

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.

Recently refurbished, the property briefly comprises: entrance hallway with stairs leading to the lounge, fully fitted kitchen with electric 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.

EXTERNAL



Access between shops.

BEDROOM



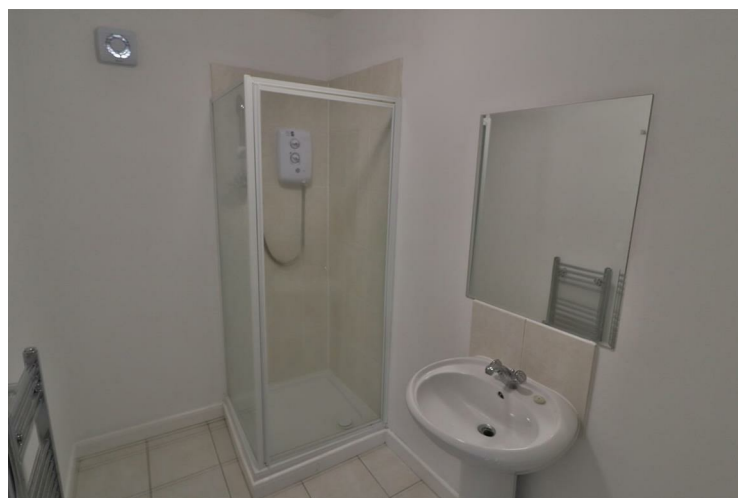
With a large Upvc double glazed window to the front elevation.

KITCHEN



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

BATHROOM

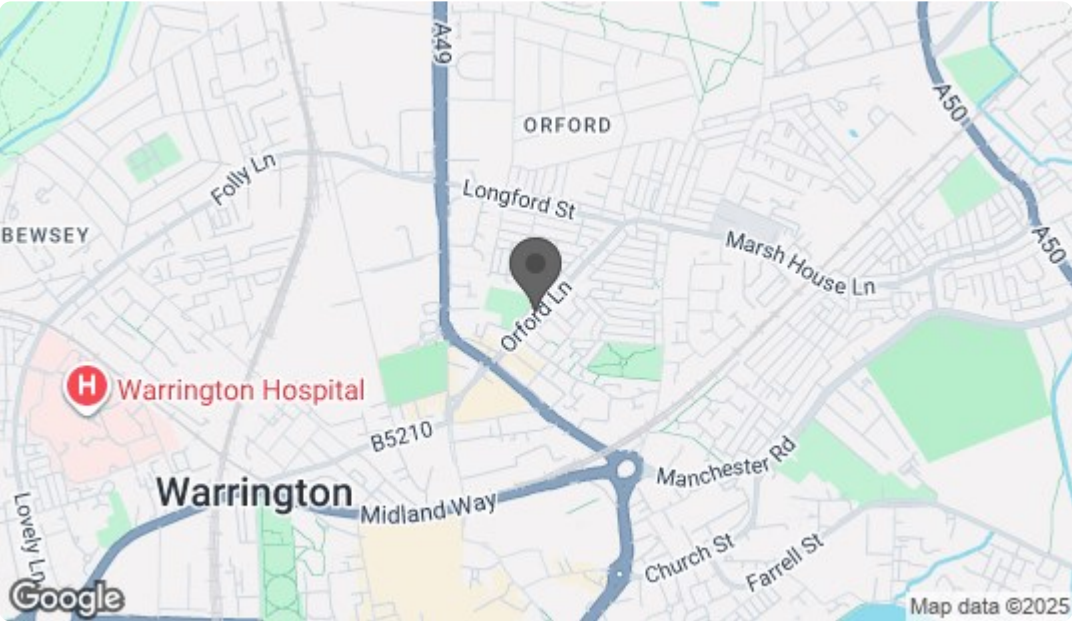


Three piece suite incorporating shower cubicle, pedestal hand wash basin and low level wc.

LIVING ROOM



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



| 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 | | |
| | 43 | |
| 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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| Not environmentally friendly - higher CO ₂ emissions | | |
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