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58 Barrymore Avenue, Warrington, WA4 1SB

£1,050

SEMI DETACHED PROPERTY, THREE BEDROOMS, CLOSE TO LOCAL AMENITIES, RECENTLY REPAINTED, ATTRACTIVE GARDENS TO THE FRONT AND REAR, DRIVEWAY PARKING, AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED!

We are pleased to offer for rent this beautiful three bedroom semi detached property, recently refurbished to a high standard and ideally located close to a range of local amenities, shops, schools and transport links.

The property offers contemporary accommodation throughout, featuring a dining kitchen with gas hob and large living space with feature fireplace. There are two well-proportioned bedrooms and a further single bedroom, a family bathroom, and a welcoming entrance hallway. The property also benefits from large gardens to the front and rear, gas central heating and upvc double glazing throughout, ensuring comfort all year round.

The property also includes driveway parking. This house is perfect for professionals, couples, or families looking for the perfect, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended!

EXTERNAL

Externally, this property has gardens to the front and rear.

HALLWAY

With stairs leading to the first floor accommodation.

DINING KITCHEN



Fully fitted dining kitchen with a range of wall and base units. Fitted with a stainless steel sink and mixer tap, oven and gas hob with extractor over, plumbing for a washing machine, part tiled walls, two Upvc double glazed windows to the rear elevation, Upvc double glazed exterior door leading to the rear garden.

LIVING ROOM



With a large upvc double glazed window to the front elevation. Feature fireplace, grey carpeted flooring and freshly painted walls.

BEROOM 1



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

BEDROOM 2



With a Upvc double glazed window to the rear elevation.

BEDROOM 3



With a small Upvc double glazed window to the front elevation

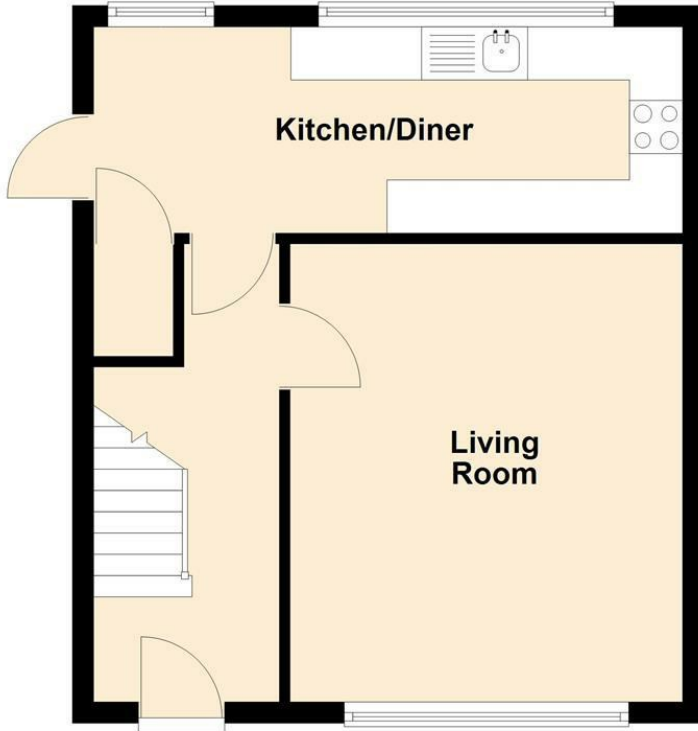
BATHROOM



Fitted with a white three piece bathroom suite comprising: bath with shower over and folding glass screen, low level w.c and pedestal wash hand basin, tiled walls, Upvc double glazed window to the rear elevation.

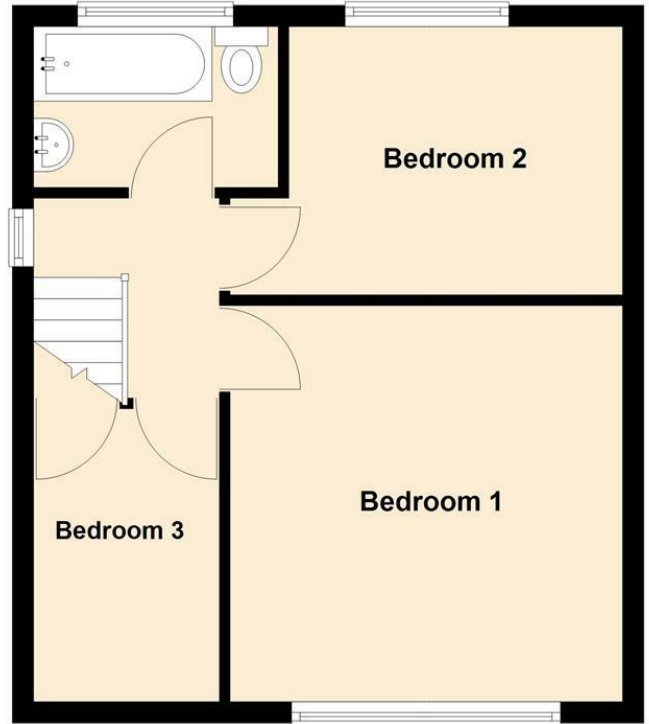
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)

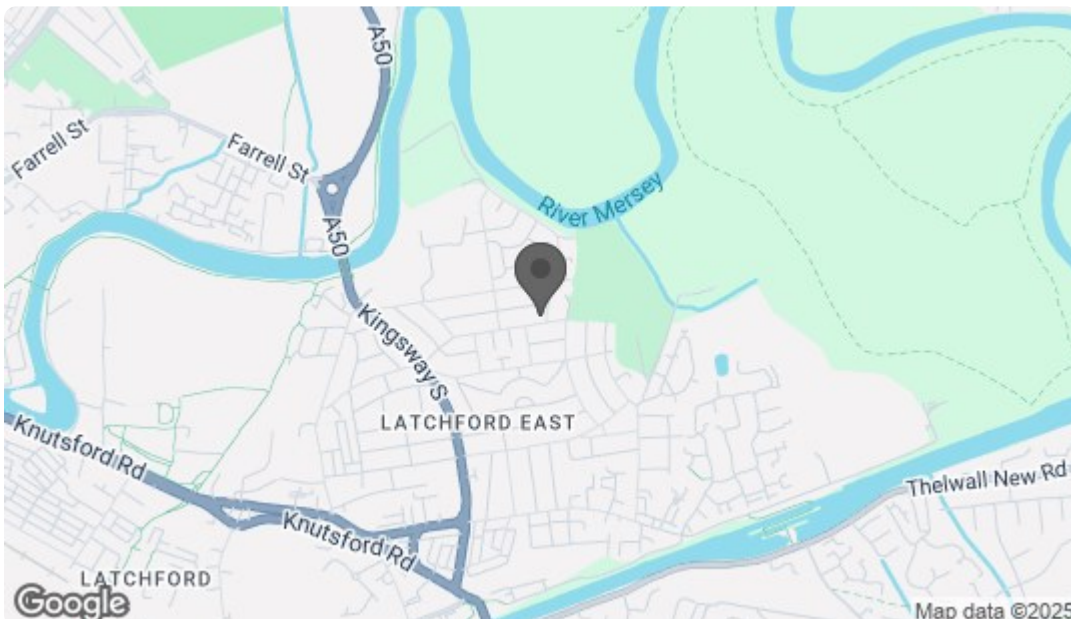


First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.5 sq. feet)



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		
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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