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14 Lyon Street, Warrington, WA4 1LN

£850 PCM

MID TERRACE PROPERTY, TWO BEDROOMS, JACK AND JILL BATHROOM, KITCHEN WITH GAS HOB, FRIDGE/ FREEZER AND WASHING MACHINE, UPVC DOUBLE GLAZED WINDOWS, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the lettings market this fabulous two bedroom mid terraced property ideally situated on Lyon Street, close to the village centre.

Well maintained throughout the accommodation briefly comprises: Living room, fitted kitchen with oven and gas hob, fridge/freezer and washing machine, two good sized bedrooms and a Jack and Jill bathroom featuring a white three piece suite including an over bath shower.

The property has the benefit of Upvc double glazing and gas central heating. There is a courtyard to the rear providing private outside space.

Occupying a desirable location within walking distance of all local amenities and just a short drive from access to both the M6 and M56 motorways, the property is available immediately and early viewing is highly recommended.

EXTERNAL



Externally, this property has a rear enclosed courtyard.

LIVING ROOM



Attractive lounge with feature fireplace and a Upvc double glazed window to the front elevation, wood laminate flooring.

DINING KITCHEN



Dining kitchen fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, freestanding oven and gas hob, built in washing machine and free standing fridge freezer, under stairs storage area, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation, exterior door leading to the rear courtyard area.

BEDROOM 1



Good sized master bedroom with a Upvc double glazed window to the front elevation, access to the Jack and Jill bathroom.

BEDROOM 2



With a Upvc double glazed window to the rear elevation, feature cast iron fireplace, access to the Jack and Jill bathroom.

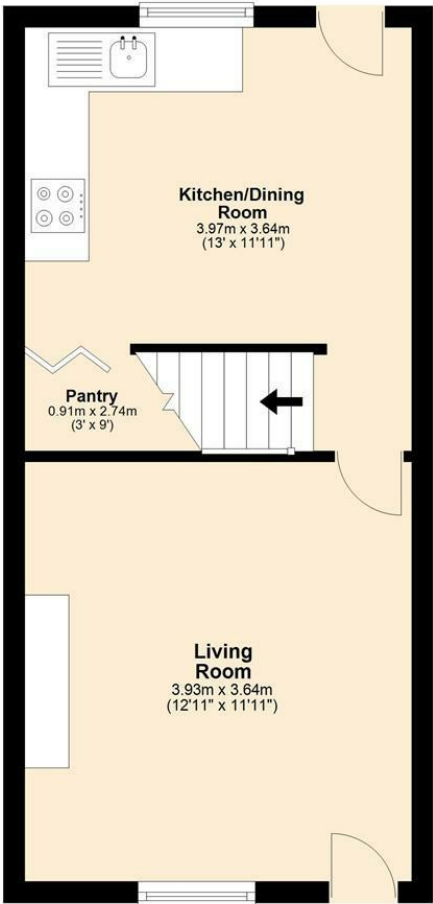
JACK AND JILL BATHROOM



Accessed via both bedrooms, fitted with a three piece suite including low level w.c, hand wash basin with storage cupboard and panelled bath with shower over, part tiled walls and a Upvc double glazed window to the rear elevation.

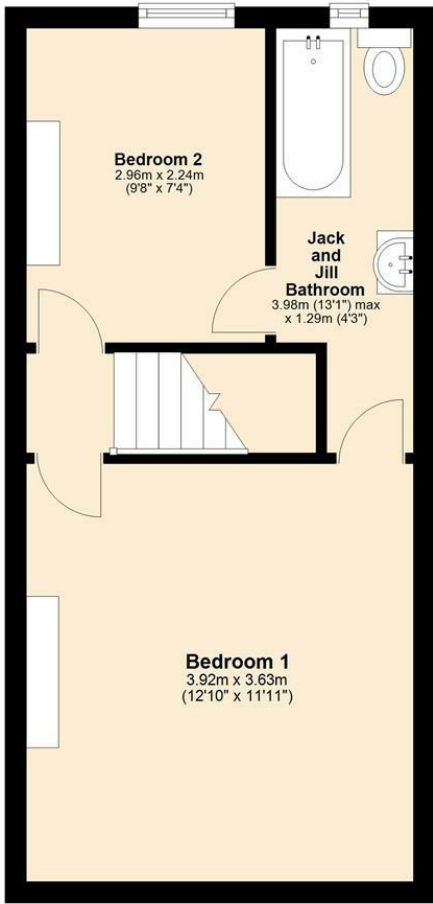
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)

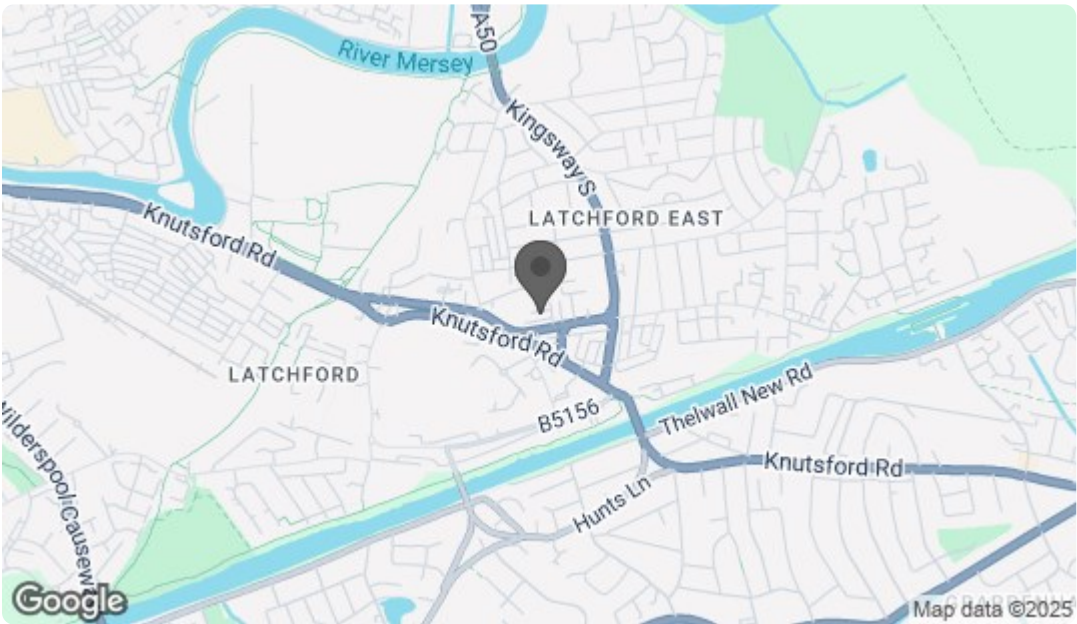


First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		