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12 Hewitt Street, Warrington, WA4 1BG

£900 PCM

MID TERRACE PROPERTY, THREE BEDROOMS, GROUND FLOOR BATHROOM, RECENTLY REFURBISHED, AVAILABLE NOW

Located in a popular and convenient area, this recently refurbished three-bedroom mid-terrace property is now available to rent. Offering well-proportioned living space and a modern finish throughout, this home is ideal for professionals, couples, or small families.

The property features a spacious living room, additional dining room, a stylish modern kitchen with plumbing for a washing machine, and a ground floor bathroom with contemporary fittings. Upstairs, there are three comfortable bedrooms, both freshly decorated and ready to move into.

To the rear, you'll find a private enclosed yard, perfect for low-maintenance outdoor use. The home also benefits from gas central heating, upvc double glazing and on-street parking.

Located on the ever-popular Hewitt Street, this property is in a great area, close to local schools and just a short drive from Warrington Town Centre, where you'll find plenty of shops, bars, and restaurants to enjoy. It's also perfect for commuters, with both Warrington Central and Bank Quay train stations just a few minutes away. Plus, there are great bus routes nearby and easy access to the motorway, making travel to Liverpool, Manchester, and beyond nice and straightforward.

EXTERNAL



Externally this property has on street parking and a rear enclosed yard.

KITCHEN



New modern kitchen, incorporating stainless steel sink with mixer tap, plumbing for a washing machine, Upvc double glazed window, vinyl flooring.

LIVING ROOM



Wooden flooring, upvc double glazed window.

DINING ROOM



Wooden flooring, upvc double glazed window, feature fireplace.

BEDROOM 1



Wooden flooring, upvc double glazed window.

BEDROOM 2



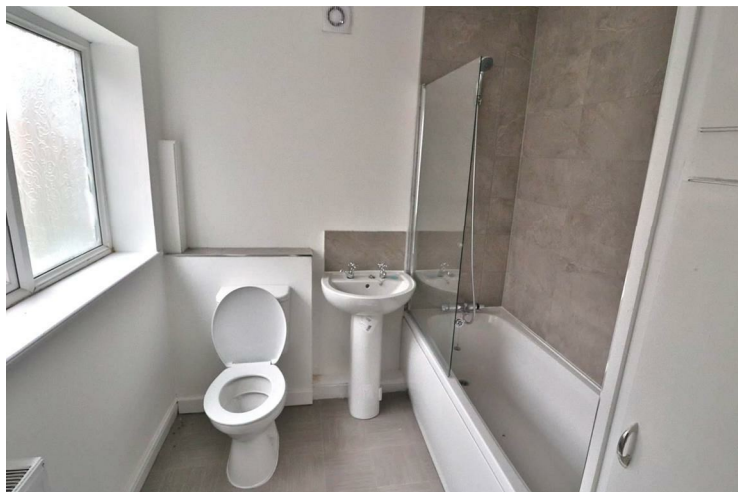
Wooden flooring, upvc double glazed window.

BEDROOM 3



Wooden flooring, upvc double glazed window.

BATHROOM



Fitted with a w.c, wash hand basin and panelled bath with shower over and glass screen, part tiled walls, extractor unit, upvc double glazed window.

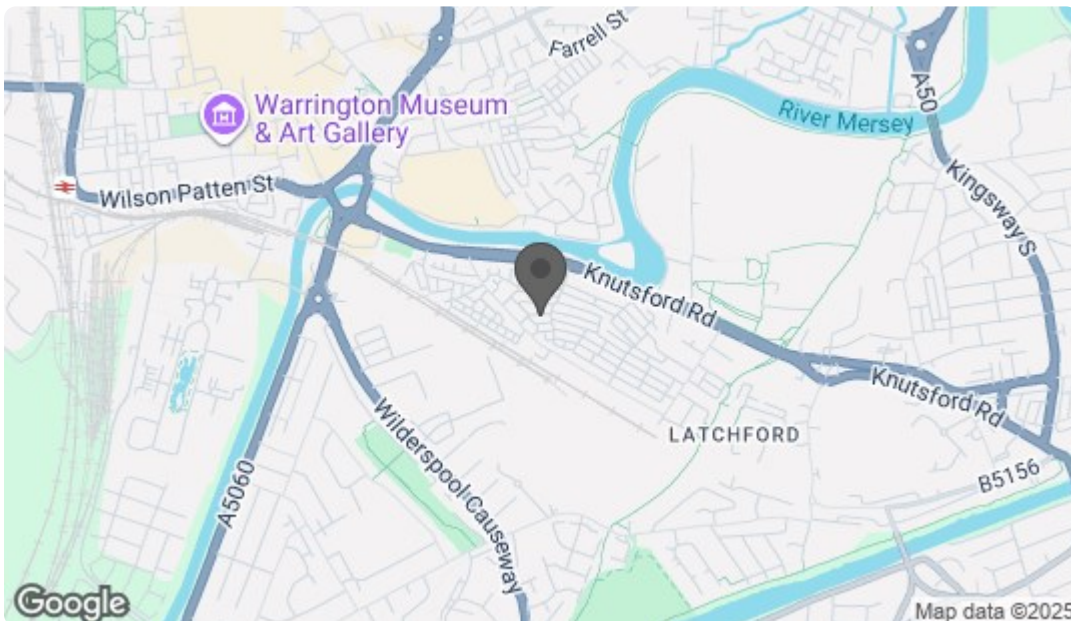
Ground Floor
Approx. 53.9 sq. metres (580.4 sq. feet)



First Floor
Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		