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## 33 Newman Street, Warrington, WA4 1TR

**£1,050 PCM**

SEMI-DETACHED PROPERTY, THREE BEDROOMS, WELL PRESENTED THROUGHOUT, FIRST FLOOR BATHROOM AND ADDITIONAL W.C, DRIVEWAY PARKING, LARGE REAR YARD, LARGE REAR YARD, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, GREAT LOCATION, GREAT LOCATION, AVAILABLE NOW, VIEWING RECOMMENDED

We are delighted to offer for rent this well-presented three-bedroom semi-detached property, ideally located in a popular and convenient residential area. Offering generous living space both inside and out, this home is perfect for families, professionals, or anyone looking for a comfortable, move in ready property in a well-connected location.

The accommodation briefly comprises: Entrance porch with convenient shelving unit, a bright entrance hallway with stairs leading up, a spacious lounge and a separate dining/kitchen area with plumbing for a washing machine, an additional ground floor under stairs W.C. Upstairs, the property offers three good-sized bedrooms and a modern family bathroom fitted with a white three piece suite.

Whether you're upsizing, relocating, or just looking for your next home, this property has plenty to offer. For example, driveway parking and large gardens to the front and rear. Early viewing is highly recommended to fully appreciate the space, finish, and excellent location!

## EXTERNAL



Externally this property has driveway parking and gardens to the front and rear.

## ENTRANCE PORCH

Exposed brick, wall mounted shelves.

## HALLWAY



With stairs leading to the first floor, vinly flooring.

## KITCHEN



Modern kitchen, with a range of white wall and base units. Including electric oven and gas hob with extractor over, stainless steel sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer and fridge freezer. Complete with boiler cupboard, inset spot lighting, vinyl flooring, a upvc double glazed window to the rear elevation, upvc external door to the rear garden, and under stairs w.c.

## W.C



Under stairs w.c, with wall mounted hand wash basin, vinyl flooring, tiled back splash.

## LIVING ROOM



Spacious living room with dark grey carpets, a large Upvc double glazed window.

## FIRST FLOOR LANDING



Dark grey carpets, access to all rooms, upvc double glazed window.

## BEDROOM 1



Master bedroom, with dark grey carpets, and a large upvc double glazed window to the front elevation.

## BEDROOM 2



Second bedroom, with dark grey carpets, and a large upvc double glazed window to the rear elevation.

### BEDROOM 3



With dark grey carpets, and a large upvc double glazed window to the front elevation.

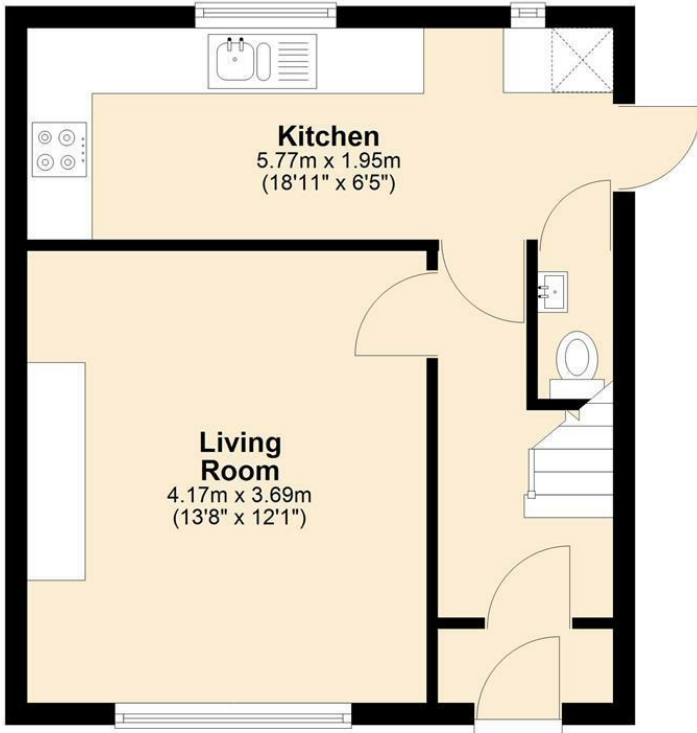
### BATHROOM



Fitted with a white three piece suite comprising: Wash hand basin, w.c and panelled bath with shower over and glass screen, part tiled walls, vinyl floor, upvc double glazed window to the rear elevation.

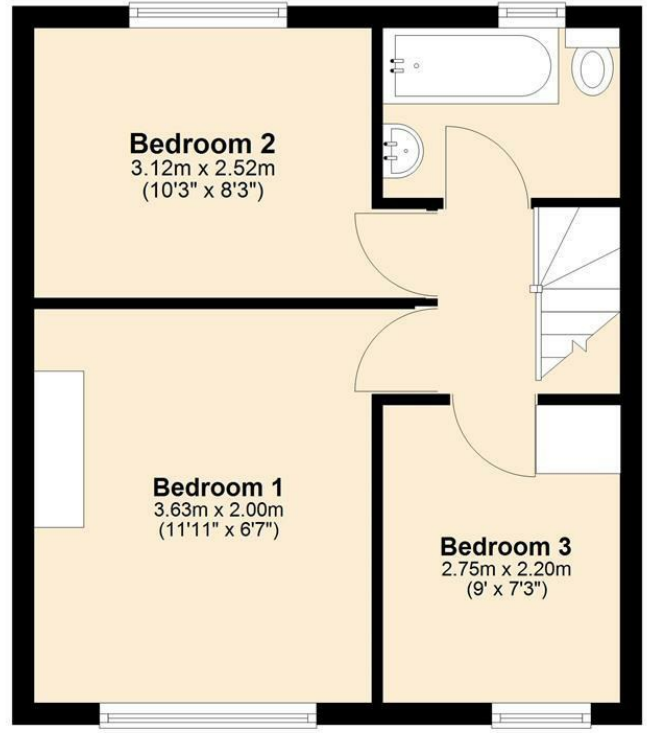
## Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)

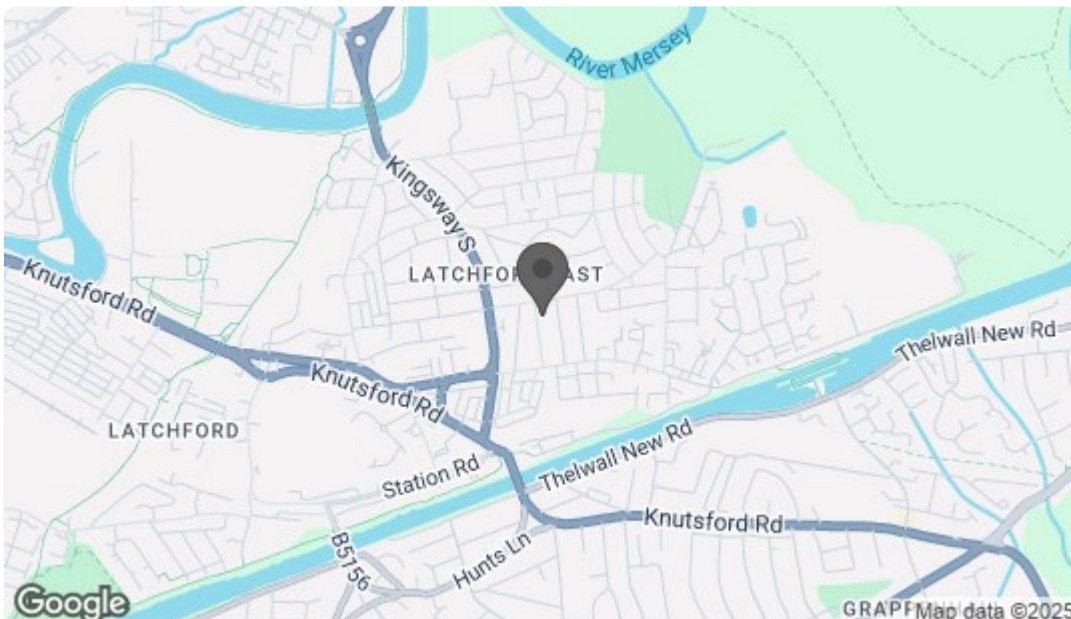


## First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 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                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| 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>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |