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## 28 Rock Road, Warrington, WA4 1QG

**£950 PCM**

TERRACED PROPERTY, TWO BEDROOMS, REAR ENCLOSED YARD, FIRST FLOOR BATHROOM, GREAT LOCATION.

Howell and Co are delighted to offer to the rental market, this two bedroom terraced property on Rock Road. This property is located in a highly sought after location, not far from local amenities.

This property briefly comprises: spacious living room with feature fireplace, dining room with stairs leading up, kitchen with oven and hob complete, two good sized bedrooms and a family bathroom, with shower over bath.

This property is complete with a rear enclosed yard, gas central heating and Upvc double glazing throughout. This property is sure to attract a lot of attention, therefore early viewing is advised to avoid disappointment.

Occupying a desirable location on Rock Road, this accommodation is a short drive away from Warrington Town Centre and its array amenities including shops, clubs, bars and restaurants. This therefore means that the property is conveniently located just a short drive from both of Warrington's main railway stations, Central Station and Bank Quay Station, both of which are located in or near to the town centre. The area benefits from being close to local motorway systems, the M6 and M56, which allows for easy commuting from Liverpool, Manchester, etc, to up and down the country.

## EXTERNAL



Externally, this property has an enclosed yard to the rear.

## KITCHEN



Large space, with a range of wall and base units. Incorporating an oven, electric hob, with extractor over, and stainless steel sink with mixer tap. Complete with a Upvc double glazed window to the rear elevation, with part tiled walls and vinyl flooring and Upvc double glazed door to the lean to.

## Utility Room



With storage cupboards and access to the rear yard.

## LIVING ROOM



Living room, complete with feature fireplace, light wood floors and a Upvc double glazed window to the front elevation.

## DINING ROOM



With stairs leading to the first floor, and a Upvc double glazed window to the rear elevation.

## BEDROOM 1



Master bedroom, complete with newly carpeted floors and a Upvc double glazed window the front elevation.

## BEDROOM 2



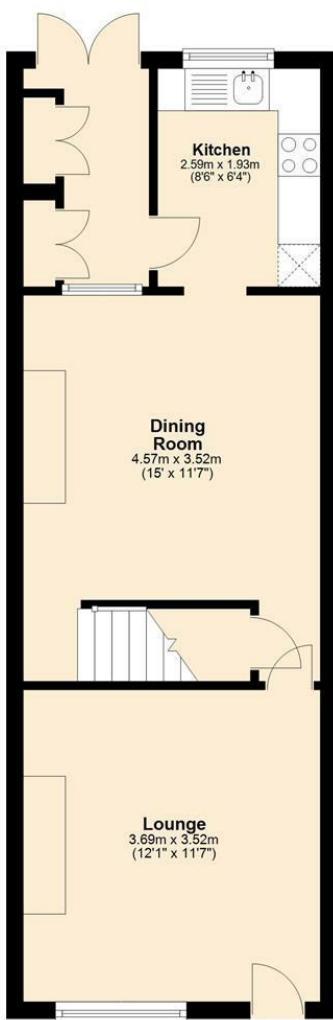
Second bedroom, complete with newly carpeted floors and a Upvc double glazed window the rear elevation.

## BATHROOM

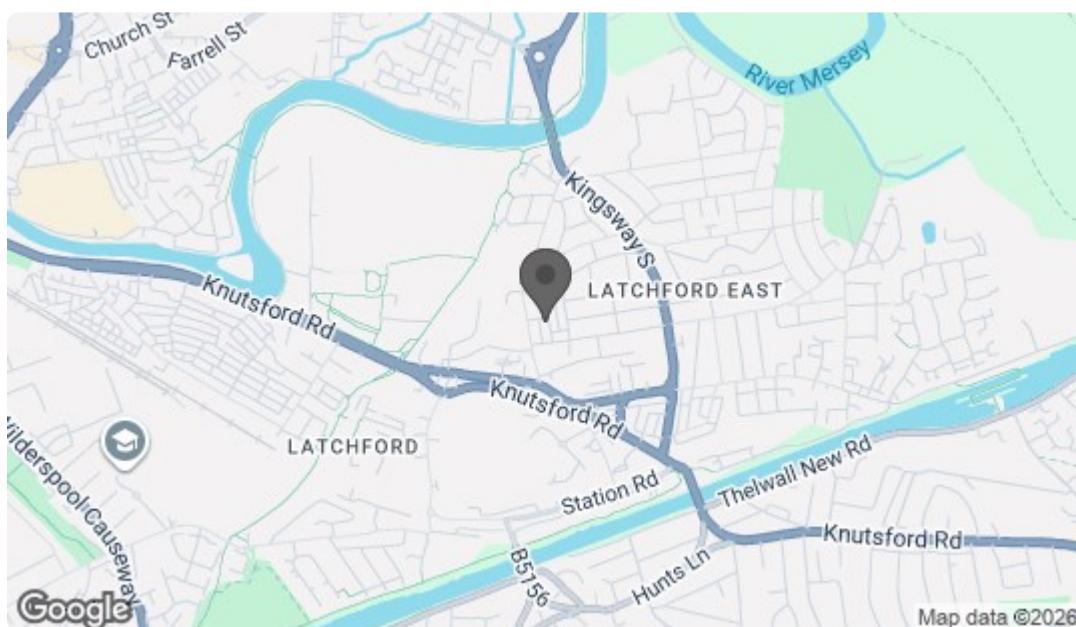


Incorporating a three piece suite comprising of a low level w.c, pedestal hand wash basin, and a bath with shower over. Complete with a Upvc double glazed window to the rear elevation, tiled walls and wooden flooring.

## Ground Floor



## First Floor



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			61
(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 <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC