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## 16 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 with gate access and on street unallocated parking.

## KITCHEN DINER

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/pantry area, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation, and exterior door leading to the rear courtyard area.

## LIVING ROOM



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

## 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



Second bedroom with a Upvc double glazed window to the rear elevation, and access to the Jack and Jill bathroom.

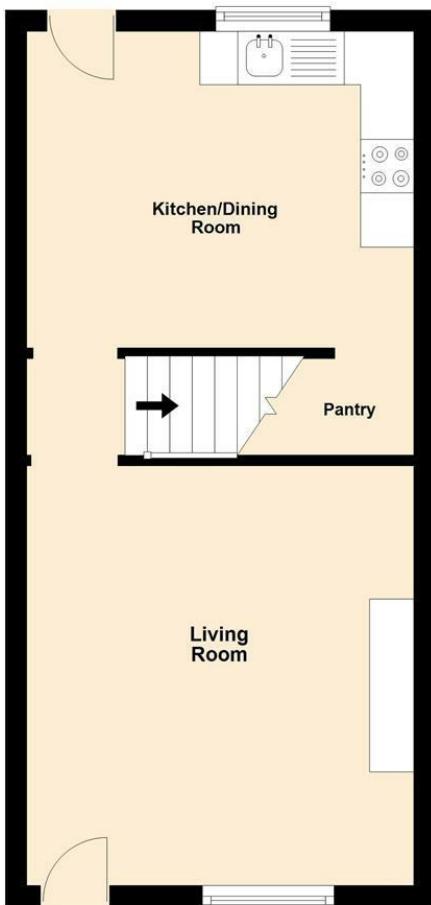
## JACK AND JILL BATHROOM



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.

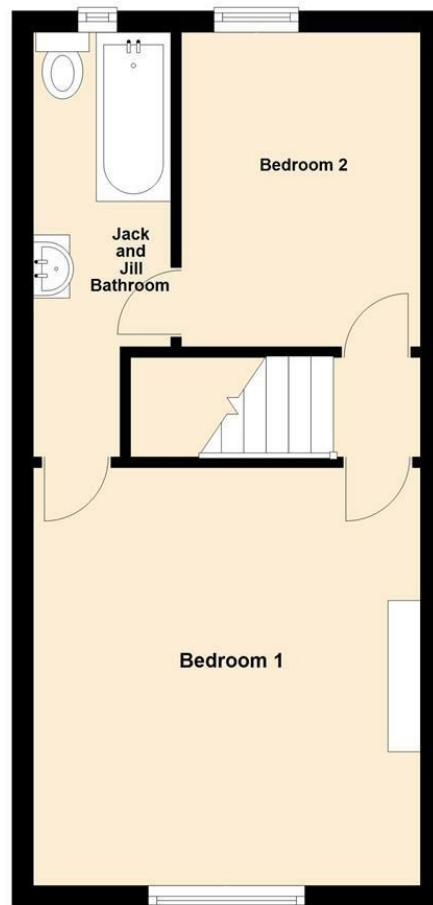
## Ground Floor

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

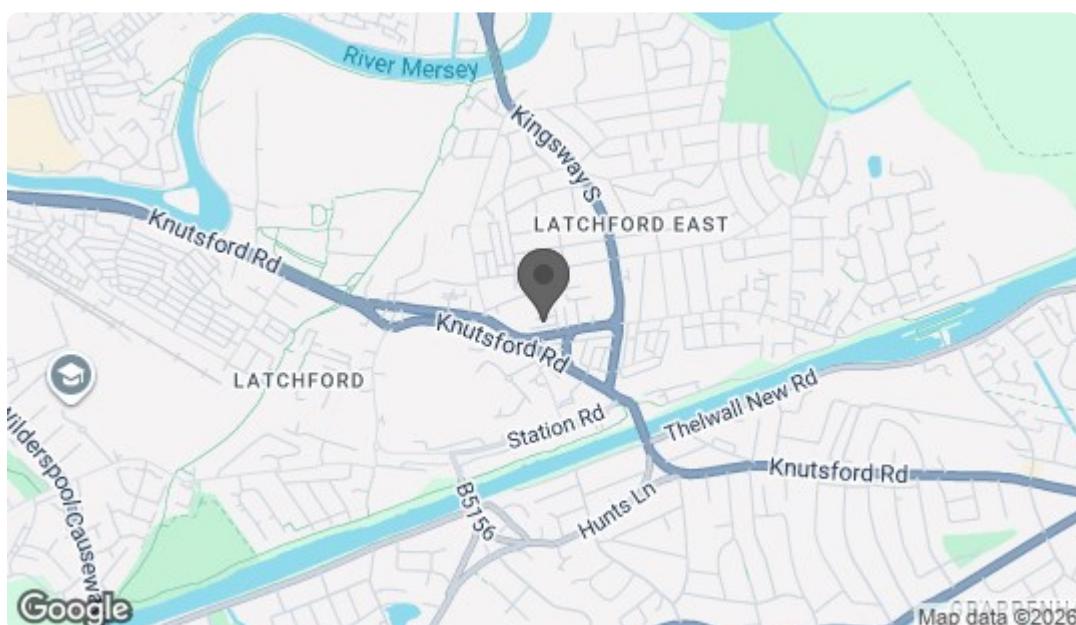


## First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)



Energy Efficiency Rating		
Current		Potential
Very energy efficient - lower running costs		
(92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
Not energy efficient - higher running costs		59
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	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		