

Ian J Tickle

Independent Estate Agents



To Let - 22 Fernwood, Norton, Runcorn, Cheshire, WA7 6UT £1,200 Pcm For 12 Month Lease

Available for a 12 month Lease Detached house with good sized family accommodation including four double bedrooms. Comprises:- Hall, living room, dining room, study, downstairs WC. kitchen, utility room. On the first floor are four double bedrooms, large ensuite and family bathroom. Externally there is off road parking double garage and gardens front and rear. Gas central heating is installed.

References will be applied for.

Strictly No Pets and No Smokers



Tel: 01928 731744



Hall

Living Room

Gas fire.

Dining Room

Study

Ground Floor WC

With low level suite and wash hand basin.

Utility Room

Rear entrance. Gas central heating boiler. Washing machine



Kitchen

Under stairs cupboard. Range of base units and wall cupboards and work tops. Built in gas hob. Extractor. Built in 'Belling' double oven. Fridge, Microwave. Patio door to rear garden.

First Floor Landing

Airing cupboard.

Master Bedroom

With built in wardrobes.

Ensuite

Large ensuite with wash hand basin. Bidet. WC. Shower.



Bedroom 2

Built in wardrobes.

Bedroom 3

Built in wardrobes.

Bedroom 4

Family Bathroom

External

Front - Double garage.

Rear garden with flagged area. Lawn. Outside tap.



Note

Rent - £1,200 per month

Deposit - £1,300

Council Tax - Band F

STRICTLY NO PETS. No smokers

References will be applied for

Directions

From Windmill Hill Avenue/Norton Station Road turn into Norton Lane then into Norton Gate. Right into Broadfields, left into Pinners Fold then right into Fernwood.



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We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.