



# Bridgewater

## Estates & Lettings



### 23 Brookland Street, Warrington, WA1 3DE

Offered for Let on an unfurnished basis this two bedroom mid terraced property is located in the popular residential area of Padgate in Warrington.

The property comprises of: lounge with laminate flooring and feature fireplace and open plan dining/kitchen with laminate flooring.

To the first floor there are two double bedrooms and a bathroom with shower over the bath.

The property benefits from double glazing and gas central heating and has recently been fitted with new carpets.

To the rear of the property there is an enclosed yard and parking is on street.

The property is located within close proximity to the town centre and all the associated amenities and Local Primary schools are nearby.

EPC level - C

Council tax Band - A

- Bathroom upstairs
- Gas central heating
- Popular location

**£925 PCM**

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