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HOWELL & CO.
SALES & LETTINGS









43 Whitley Avenue, Warrington, WA4 1UU

£1,150 PCM

THREE BEDROOM SEMI DETACHED PROPERTY, BATH WITH SHOWER OVER, DOWNSTAIRS WC, DOUBLE GLAZING AND GAS CENTRAL HEATING, GARDENS TO THE FRONT AND REAR, VIEWING RECOMMENDED.

Howell and Co. are thrilled to offer new to the rental market, this three bedroom property on Whitley Avenue. This property is located just a short distance from latchford village and its array of amenities.

This beautiful property briefly comprises: entracnce porch, hallway with stairs leading to the first floor acommodation, living room with feature fireplace, the kitchen including washing machine, oven and gas hob with access to the downstairs w.c and the rear garden can be found on the ground floor, and three great sized bedrooms and a family bathroom can be found on the first floor of the accommodation.

Benefitting from Upvc double glazing and gas central heating throughout, the accommodation is available immediately, and early viewing is advised to avoid disappointment!

Occupying a desirable location on Whitley Avenue, 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




Gardens to the front and rear.

ENTRANCE HALL



With stairs leading to the first floor accommodation and access to the ground floor rooms.

KITCHEN




Fitted with a range of wall and base units incorporating a stainless steel sink unit, oven and gas hob with extractor over, washing machine, part tiled walls, Upvc double glazed window rear elevations, Upvc double glazed exterior door leading to the rear garden.

LIVING ROOM





With a large Upvc double glazed window to the front elevation and a feature fireplace.

DOWNSTAIRS W.C

With a low level w.c and Upvc double glazed window

LANDING



With access to all three bedrooms and the family bathroom.

BEDROOM 1





With a large Upvc double glazed window to the front elevation.

BEDROOM 2

With a Upvc double glazed window to the rear elevation.

BEDROOM 3




With a small Upvc double glazed window to the front elevation

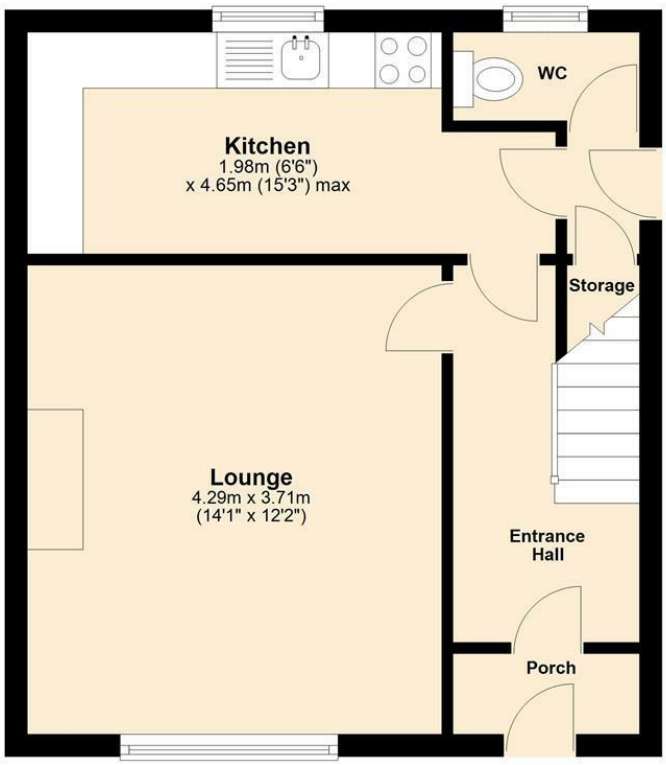
BATHROOM



Fitted with a white three piece bathroom suite comprising: bath with shower and glass screen, low level w.c and pedestal wash hand basin, tiled walls, Upvc double glazed window to the rear elevation.

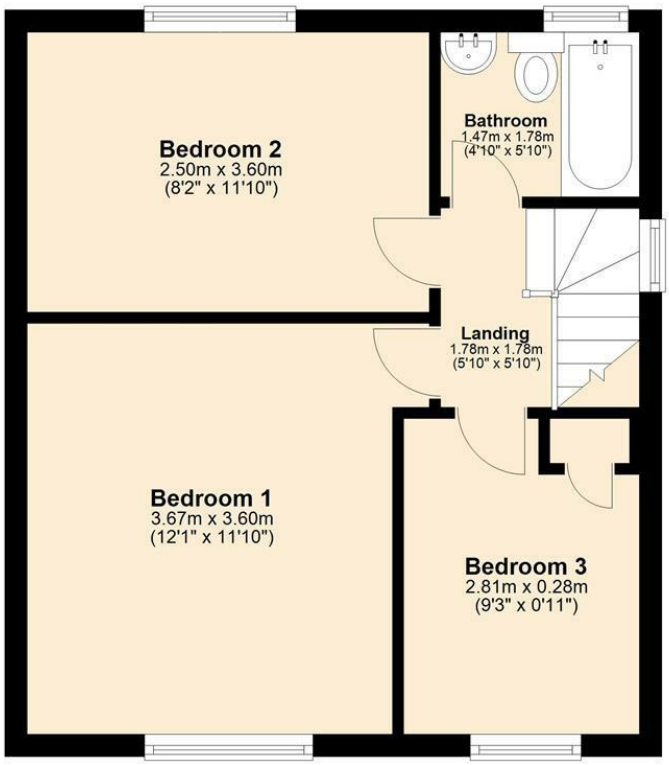
Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)

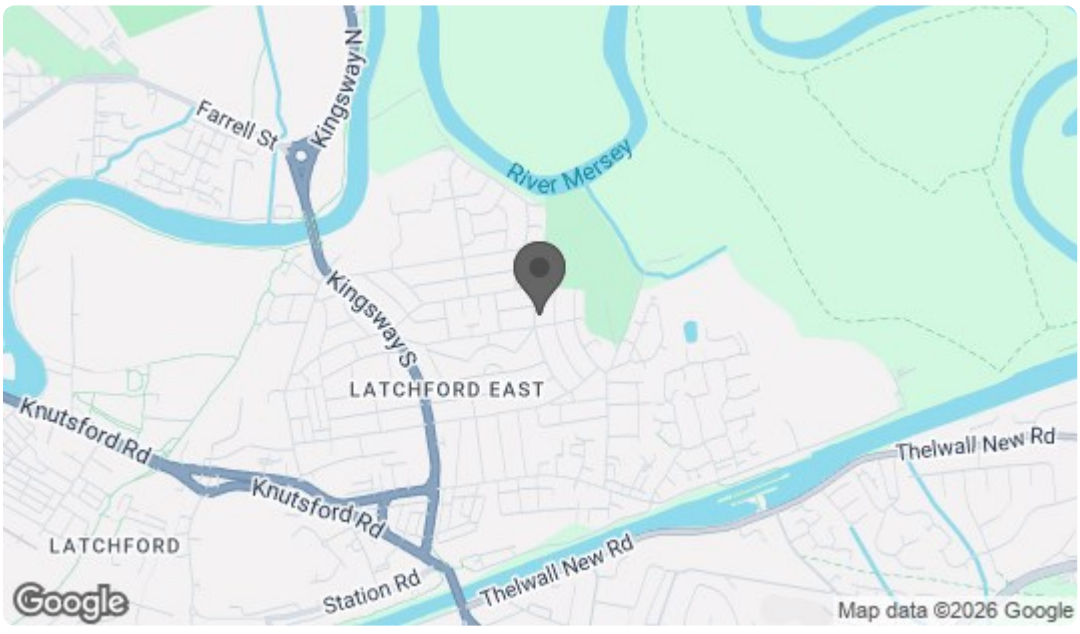


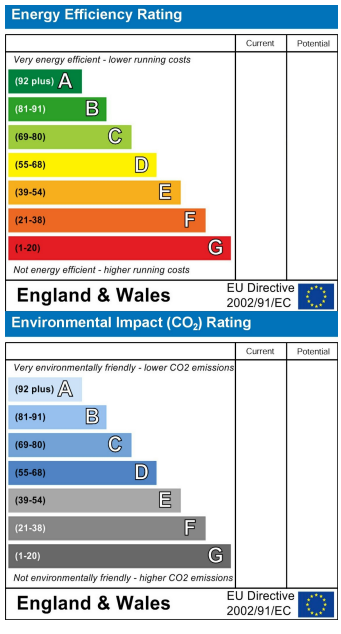
First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 63.8 sq. metres (687.2 sq. feet)





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