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2 Alderley Road, Warrington, WA4 2JB

£1,200 PCM

TWO BEDROOM BUNGALOW, MULTIPLE RECEPTION ROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, KITCHEN APPLIANCES, DRIVEWAY PARKING.

We are delighted to offer to the rental market, this well presented semi detached bungalow, located in a popular residential area within walking distance of local amenities, and just a short drive away from the neighbouring villages of Lymm, Grappenhall and Stockton Heath. Transport links are very good for anyone who doesn't wish to drive and for those that do the Motorway Networks are 5 minutes away.

The accommodation comprises entrance hallway leading through to the fitted kitchen, comfortable lounge with feature fireplace, dining room, good size shower room and two bedrooms, one with fitted wardrobes.

Externally there is a paved driveway providing plenty of off road parking to the front and a delightful rear garden with paved patio area along with a Storage Shed.

Available now, viewing recommended.

EXTERNAL



Driveway parking and gardens to the front and rear.

ENTRANCE HALL

With storage cupboard. Access to all rooms

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric stainless steel oven and hob with extractor above, part tiled walls, washing machine and tumble dryer, door access to rear garden.

LIVING ROOM



With a Upvc double glazed window to the side elevation.

DINING ROOM



With Upvc double glazed double doors to the rear garden.

BEDROOM 1



With a Upvc double glazed window overlooking the front garden, feature fireplace.

BEDROOM 2



With a Upvc double glazed window overlooking the front garden, built in wardrobes.

SHOWER ROOM



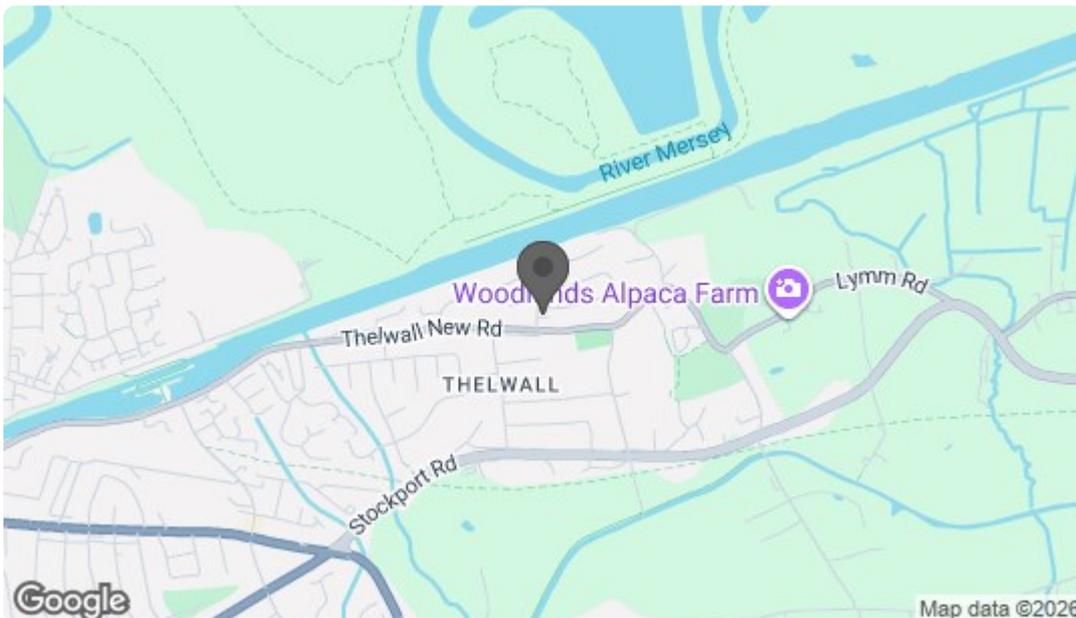
Fitted with a three piece suite comprising shower enclosure with fitted shower screens low level w.c and wash hand basin with built in under storage unit, tiled walls, extractor unit and Upvc window.

Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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