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28 Surrey Street, Warrington, WA4 1HE

£900 PCM

TERRACE PROPERTY | TWO DOUBLE BEDROOMS | UPVC DOUBLE GLAZING & CENTRAL HEATING | SEPARATE FAMILY DINING ROOM | KITCHEN WITH OVEN AND HOB | BATHROOM WITH BATH AND SHOWER | REAR YARD | POPULAR LOCATION AND CLOSE TO LOCAL AMENITIES | AVAILABLE NOW | VIEWING RECOMMENDED | COUNCIL TAX BAND A

Situated in the ever-popular area of Latchford, this well-presented two-bedroom mid-terrace home offers spacious and well-maintained accommodation, ideally located within easy reach of local amenities, schools and transport links.

The ground floor comprises a welcoming living room, a separate dining room providing an ideal space for entertaining or family meals, and a modern fitted kitchen complete with an oven and hob. To the first floor are two generous double bedrooms and a contemporary family bathroom fitted with a bath and overhead shower. The property further benefits from UPVC double glazing and gas central heating throughout.

Externally, the property enjoys an enclosed rear yard, offering a low-maintenance outdoor space. Available immediately, this property is ideally suited to professionals, couples or small families. Early viewing is highly recommended.

EXTERNAL



DINING ROOM



KITCHEN



BEDROOM 1



LIVING ROOM



BEDROOM 2

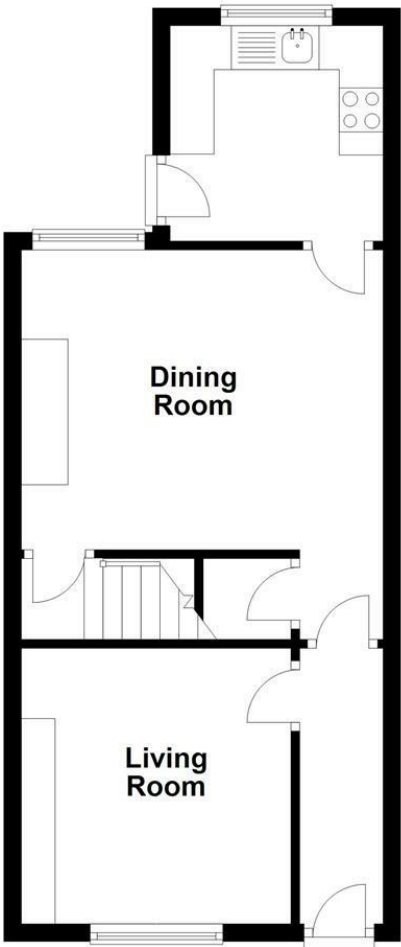


BATHROOM



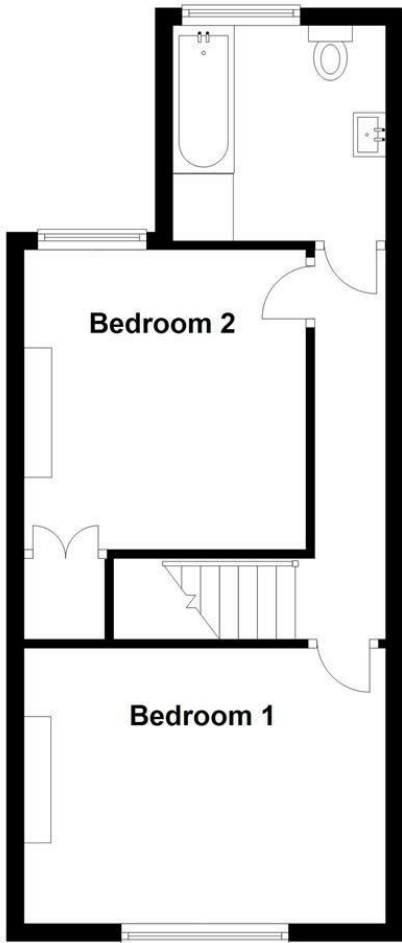
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)

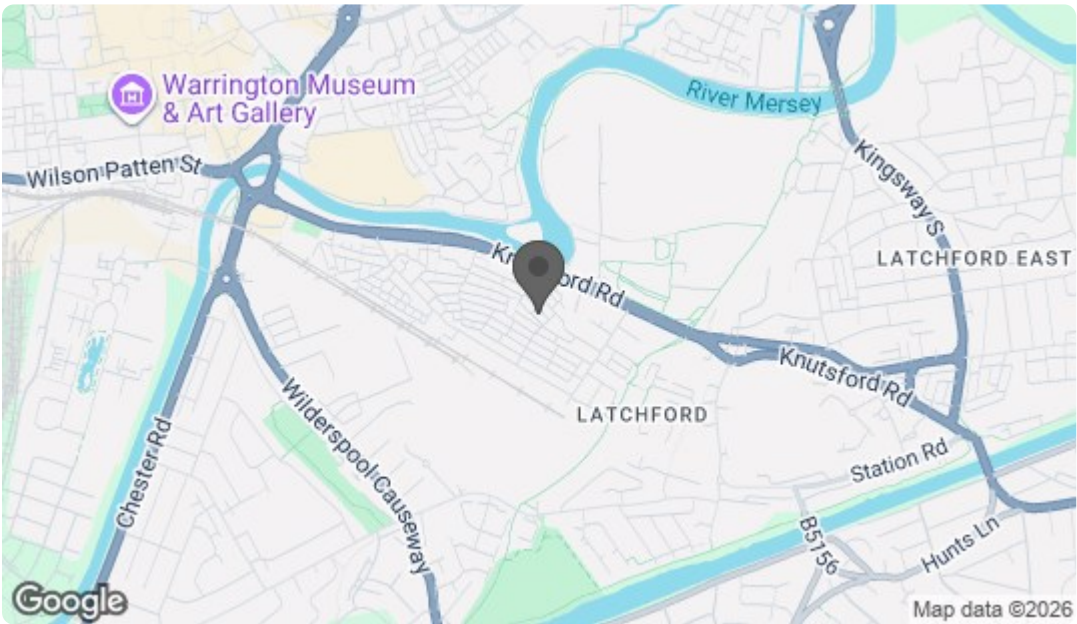


First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC