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2 Castleton Drive, Warrington, WA1 2GQ

£1,100 PCM

THREE BEDROOM MID-TERRACE PROPERTY | FRESHLY PAINTED | MODERN KITCHEN/DINER | EN-SUITE TO MAIN BEDROOM | DOWNSTAIRS W.C. | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | GARAGE AND REAR PARKING | VIEWING HIGHLY RECOMMENDED | COUNCIL TAX BAND B

Offering bright and contemporary accommodation throughout, this attractive three-bedroom mid-terrace property is situated on Castleton Drive and is perfectly suited to families, first-time renters or professionals looking for a well-connected home.

The heart of the property is the modern kitchen/diner, providing plenty of storage and workspace along with room for family meals or entertaining guests. To the front, the spacious living room offers a comfortable retreat, while a convenient downstairs W.C. completes the ground floor.

Upstairs, the property offers three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making the layout ideal for busy households.

EXTERNAL



To the rear is a private enclosed garden, providing a pleasant outdoor space that's easy to maintain and ideal for relaxing or entertaining.

HALLWAY



A bright entrance hall welcoming you into the property, with stairs leading to the first floor and access to the downstairs W.C.

W.C



Conveniently located off the hallway and comprising a low-level W.C. and wash hand basin.

LIVING ROOM



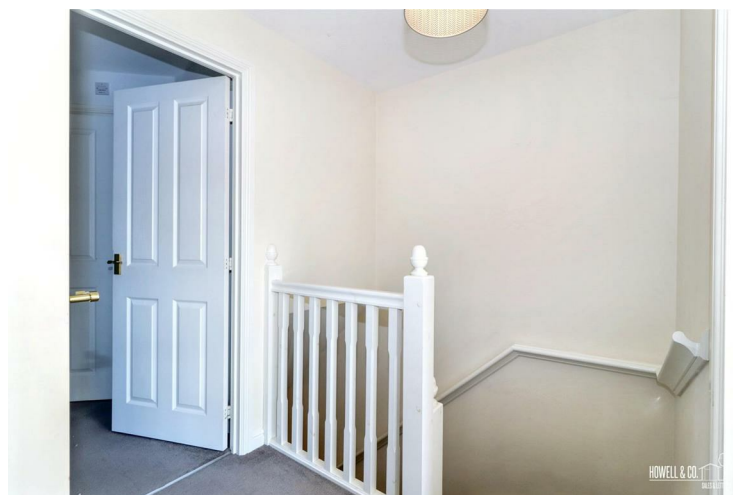
A comfortable and well-proportioned reception room positioned at the front of the property, offering an inviting space to relax with plenty of room for a range of furnishings.

KITCHEN DINER



The stylish kitchen/diner forms the heart of the home, fitted with a range of modern wall and base units, generous worktop space and room for a dining table. French doors open directly onto the rear garden, creating a bright and sociable living space.

LANDING



Providing access to all first-floor rooms and benefiting from two useful storage cupboards.

BEDROOM 1



A generous principal bedroom enjoying the added luxury of a private en-suite shower room and space for freestanding bedroom furniture.

ENSUITE



Well-appointed with a shower enclosure, wash hand basin and low-level W.C.



Finished with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level W.C.

BEDROOM 2



A spacious second bedroom overlooking the rear aspect, suitable as a double bedroom, guest room or home office.

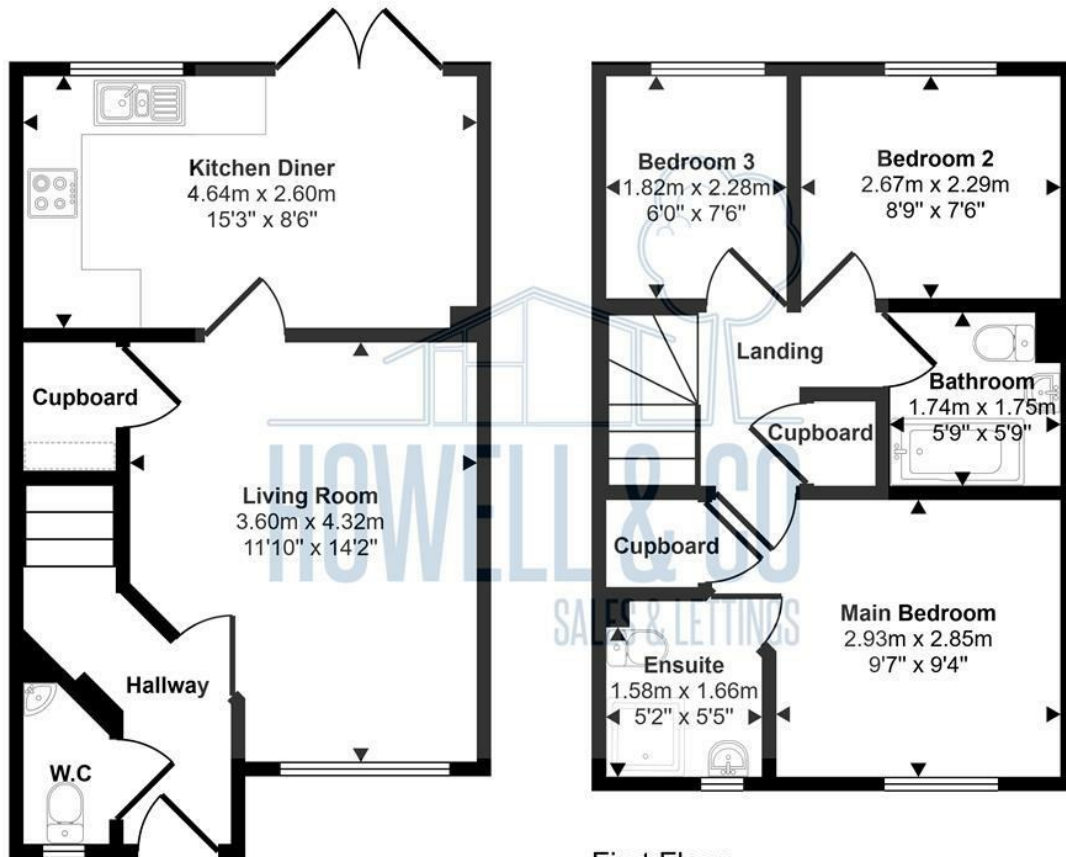
BEDROOM 3



A versatile third bedroom that would make an ideal nursery, study or single bedroom.

BATHROOM

Approx Gross Internal Area
68 sq m / 735 sq ft

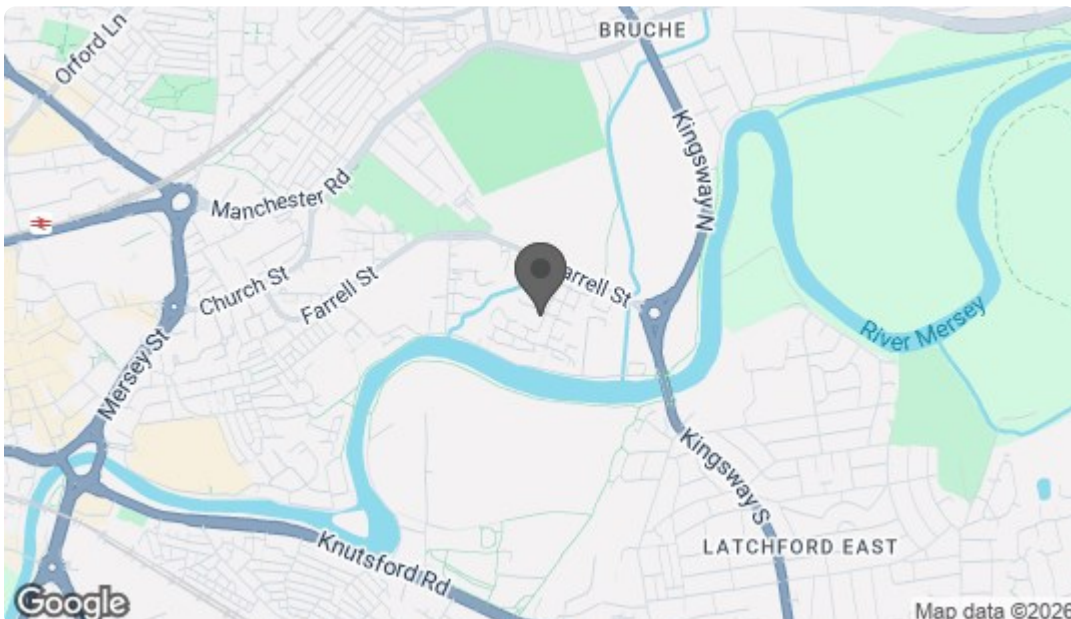


First Floor
Approx 34 sq m / 364 sq ft

Ground Floor
Approx 34 sq m / 371 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
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