



**154 Ashton Road, Warrington  
Cheshire WA3 3UY**

**£925 PCM**

Hyde Estates are pleased to present this modern two bedroom triplex apartment to let. Located in a purpose built modern block with communal parking and gardens. The property features a private entrance and is well presented throughout. Offered unfurnished and available now



## Accommodation

The accommodation comprises; private ground floor entrance with carpeted stairs to the first floor. From the first floor landing is an open plan living room with fitted kitchen that features a range of wall and base mounted cupboards with contrasting working surfaces, tiled splashbacks, integral gas hob/oven/extractor, stainless steel sink with mixer tap, plumbing for a washing machine and space for a fridge freezer. There is a single bedroom together with a modern bathroom suite that benefits a bath, wc and washbasin on pedestal base with tiled splashbacks and a frosted window. To the second floor is the main bedroom that benefits both Velux and dormer windows, storage cupboard and a modern en-suite shower room.



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## Room Measurements

Living room: 13'1" x 10'11"

Kitchen: 8'11" x 7'10"

Bedroom 1: 16'10" x 12'8" at extremes

En suite: 6'4" x 5'1"

Bedroom 2: 10'2" x 8'2"

Bathroom: 7'10" x 5'4"



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## Parking

Communal residents parking available.

## Additional Information

Benefits gas central heating, door entry system and uPVC double glazed windows throughout.



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## Council Tax

Wigan Council, Band B.

## Viewings

Viewings to be arranged via Hyde Estates & Lettings 0161 773 4583.



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## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	79	79
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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