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HOWELL & CO.
SALES & LETTINGS









4 Moniven Close, Warrington, WA4 1TJ

£1,400 Per Calendar Month

THREE/FOUR BEDROOM TOWNHOUSE | ACCOMMODATION OVER THREE FLOORS | OPEN PLAN KITCHEN/LIVING SPACE | MASTER BEDROOM WITH POTENTIAL DRESSING ROOM & ENSUITE | FAMILY BATHROOM | GROUND FLOOR W.C | LOW MAINTENANCE DECKED REAR GARDEN | ON AND OFF STREET PARKING | COUNCIL TAX BAND C | VIEWING HIGHLY RECOMMENDED

This well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, couples and professionals alike.

The ground floor comprises a welcoming entrance hallway leading through to a spacious open-plan kitchen and living area. The modern fitted kitchen offers ample storage and worktop space, while the living area provides plenty of room for both relaxing and dining, with access out to the rear garden. A convenient downstairs W.C completes the ground floor accommodation.To the first floor are two well-proportioned bedrooms alongside the family bathroom, which benefits from both a bath and separate shower enclosure.

Occupying the second floor is the impressive master suite, providing a spacious main bedroom together with a separate dressing room and private ensuite shower room, creating an excellent dedicated space away from the remainder of the accommodation. The dressing room could also act as a 4th bedroom for larger families.

EXTERNAL




To the rear is a low-maintenance decked garden, providing an ideal space for outdoor seating and entertaining. Parking is available on street.

ENTRANCE HALL

Welcoming entrance hallway providing access to the ground floor accommodation and staircase to the upper floors.

KITCHEN/LIVING ROOM




Spacious open-plan kitchen and living area with a modern fitted kitchen offering a range of wall and base units, generous worktop space and integrated appliances.

KITCHEN/LIVING ROOM




The living area provides ample space for both relaxing and dining, with access leading directly to the rear garden.

W.C



Convenient ground floor W.C fitted with a wash hand basin and toilet.

FIRST FLOOR LANDING



Providing access to bedrooms two and three, the family bathroom and staircase leading to the second floor.

BEDROOM 2





Generously sized double bedroom with space for freestanding bedroom furniture.

BEDROOM 3




Well-proportioned third bedroom, ideal for use as a bedroom, nursery or home office.

BATHROOM



Modern family bathroom fitted with a bath, separate shower enclosure, wash hand basin and W.C.

SECOND FLOOR LANDING

Providing access to the master bedroom, dressing room and ensuite.

MASTER BEDROOM




Spacious master bedroom occupying the second floor and offering plenty of room for bedroom furniture.

DRESSING ROOM/ BEDROOM 4



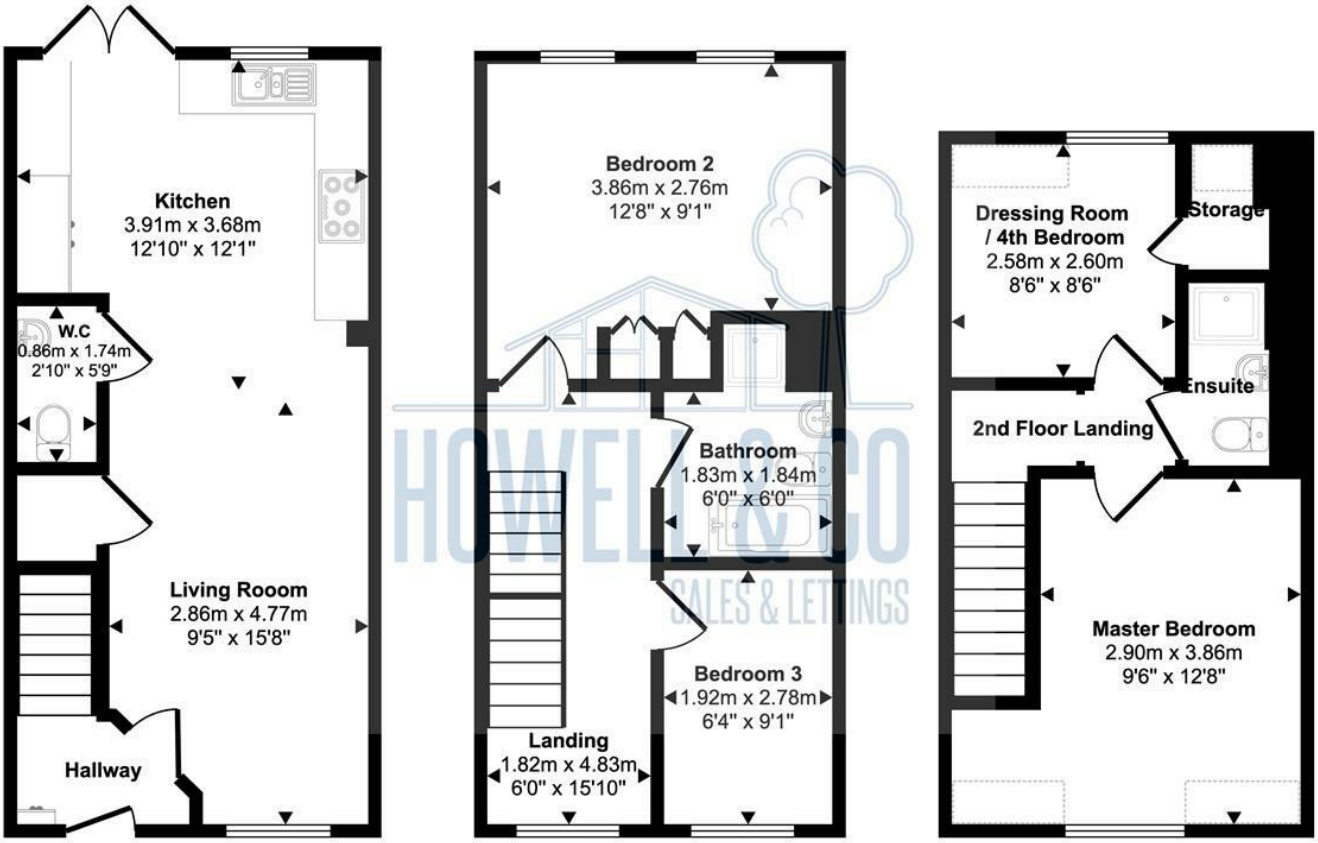
Separate dressing room providing an excellent additional space alongside the master bedroom or a 4th bedroom for larger families.

ENSUITE



Private ensuite shower room fitted with a shower enclosure, wash hand basin and W.C.

Approx Gross Internal Area
96 sq m / 1037 sq ft



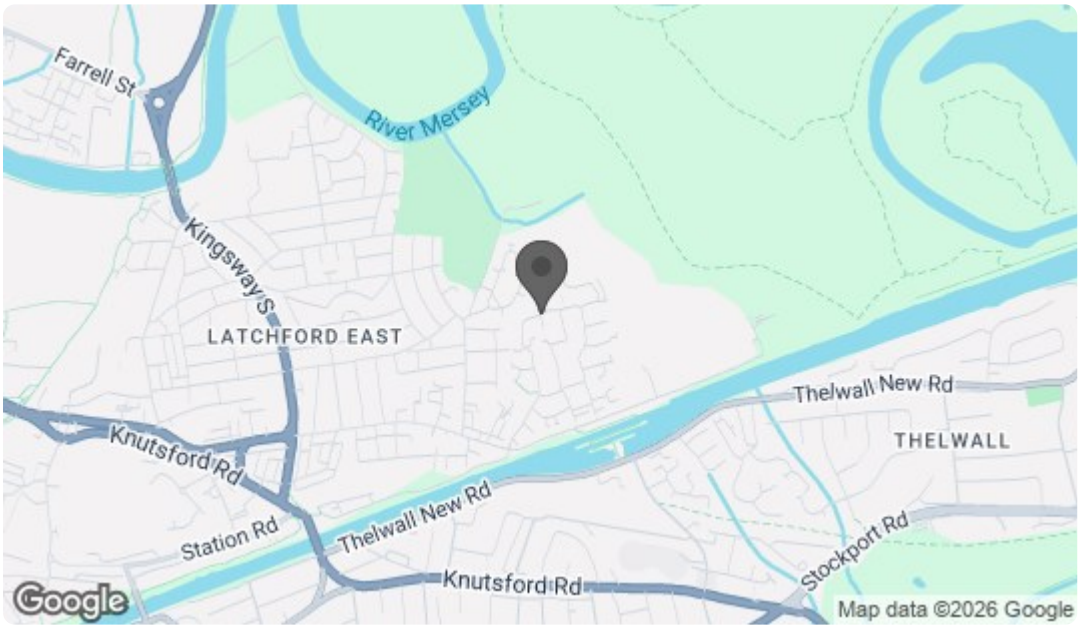
Ground Floor
Approx 34 sq m / 362 sq ft

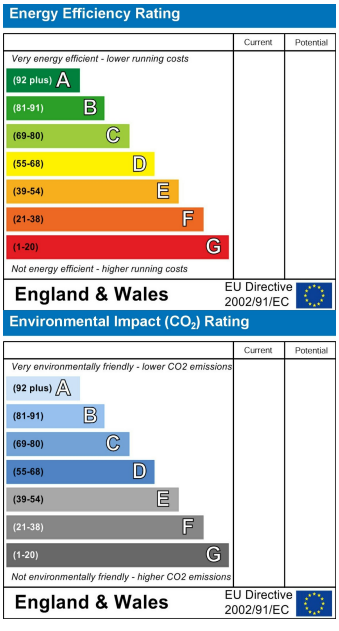
First Floor
Approx 33 sq m / 353 sq ft

Second Floor
Approx 30 sq m / 322 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.





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