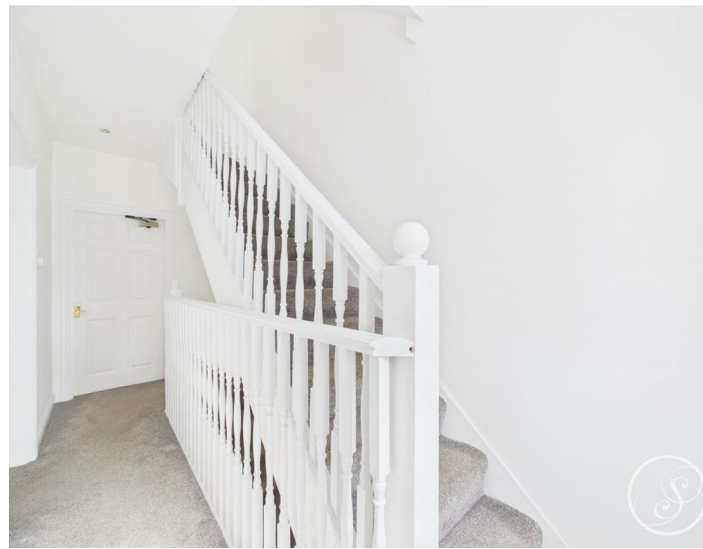




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      |           |
| (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                     |         |           |

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Birch Avenue, LS15 7QY

£1,350 Per Month

Stoneacre Properties are delighted to offer to let this well presented modern town house that is set over three floors. The property is situated near Halton and has easy access to shops, schools, transport links and Crossgates train station. Comprising: entrance, garage with utility area, guest wc, open plan lounge/kitchen, three bedrooms the master having an ensuite and a family bathroom. Available now. Unfurnished. Early viewings are highly recommended.

- **Parking: Driveway and garage**
- **Garden: Front, side and rear**
- **Accessibility: Not adapted for accessibility needs**
- **Property layout: Three floors**
- **Heating: Gas central heating**
- **Availability: Available now**
- **EPC C**

Entrance

Garage/Utility

Guest w.c

First Floor Landing

Kitchen

Lounge/Diner

Second Floor Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bathroom

External

