



1 SHEFFIELD CLOSE WARRINGTON, WA5 1XP

£1,200 PER MONTH

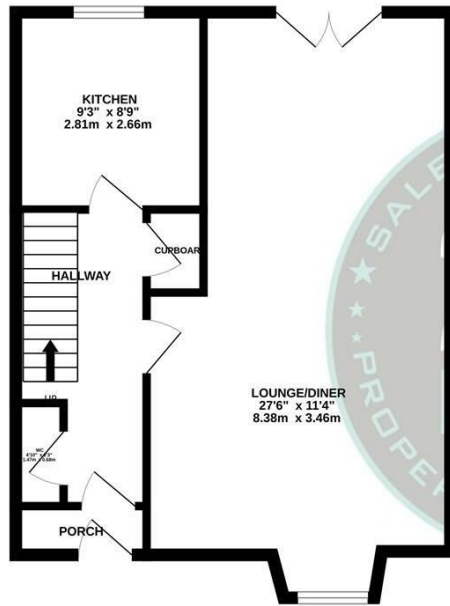
Nestled in the desirable area of Sheffield Close, Great Sankey, Warrington, this charming end-terrace house presents an excellent opportunity for families seeking a well-proportioned and recently renovated home. With three spacious bedrooms, this property is designed to cater to the needs of contemporary living.

Through the porch and hallway, you are welcomed by a generous bay-fronted living room that has been thoughtfully knocked through, creating a bright and inviting space perfect for both relaxation and entertaining. The modern kitchen complements the living area, offering a stylish and functional environment for culinary enthusiasts.

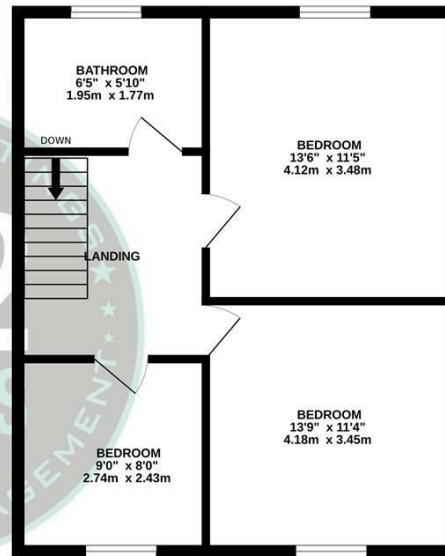
The property boasts a garden front, enhancing its curb appeal, while the private rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep. This feature is particularly appealing for those who appreciate a tranquil retreat after a busy day.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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