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11 Moniven Close, Warrington, WA4 1TJ

£1,200 PCM

EDGEWATER PARK - MEWS PROPERTY - REAR GARDEN - EN-SUITE

Howell and Co are pleased to offer to let this lovely mews property with a rear garden.

A few of the many benefits of this property include a downstairs WC, two double bedrooms, en-suite bathroom to the master bedroom and the whole package is well presented.

Located on the ever-popular Edgewater Park Development, this property would be perfect for the professional family with easy access to motorway links and schools.

High levels of interest are expected on this property.

EXTERNAL



Externally the property has a rear enclosed garden and a off road parking space.

HALLWAY

With carpeted flooring and access to the living room and w.c.

KITCHEN DINER



Fitted with a range of wall and base units, incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor over, integrated dishwasher, fridge freezer, and washing machine, a Upvc double glazed window to the side elevation, Upvc external french doors to the rear elevation.

LIVING ROOM



Spacious living room with stairs leading to the first floor. Complete with carpeted flooring, a large Upvc double glazed window to the rear elevation, and light painted walls.

WC



Complete with a low level W.C, and pedestal basin.

BEDROOM 1



Double bedroom, complete with a large Upvc double glazed window to the rear elevation and carpeted flooring and en-suite bathroom.

EN-SUITE

Fitted with a modern suite comprising: low level w.c, wash hand basin and shower enclosure. Finished with a Upvc double glazed window.

BEDROOM 2



Double bedroom, complete with a large Upvc double glazed window to the front elevation and carpeted flooring.

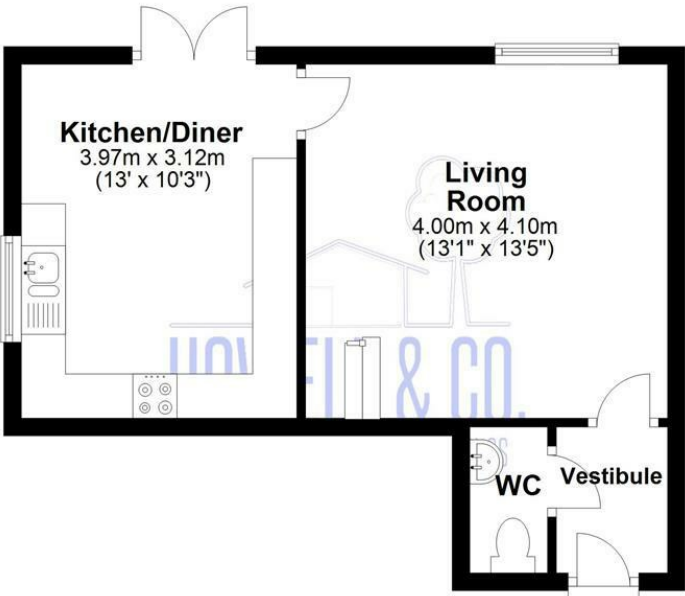
BATHROOM



Fitted with a modern suite comprising: low level w.c, wash hand basin, and bath with mixer taps. Finished with a radiator and a Upvc double glazed window.

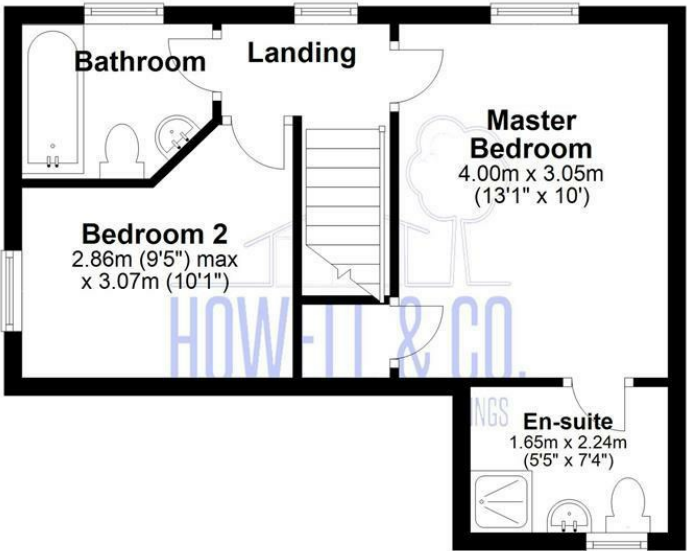
Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)

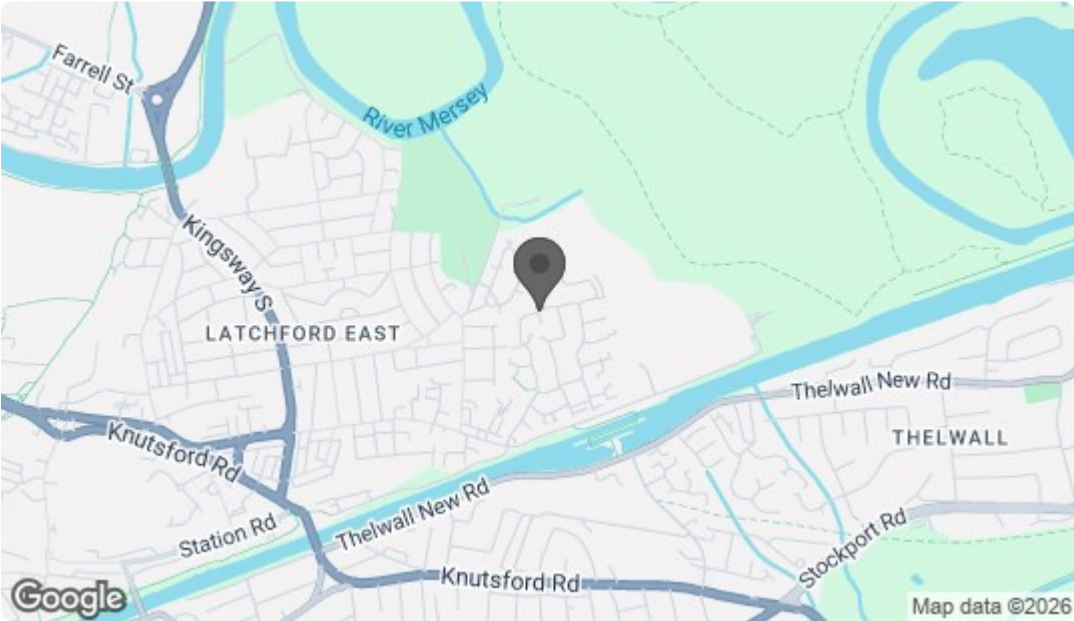


First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 sq. feet)



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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		