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8 Edale Close, Warrington, WA1 2GR

£950 PCM

TWO BEDROOM MEWS PROPERTY | SPACIOUS OPEN PLAN LOUNGE/DINER | ENCLOSED REAR GARDEN | TWO ALLOCATED PARKING SPACES | DOWNSTAIRS W.C. | FITTED KITCHEN | QUIET CUL-DE-SAC POSITION | COUNCIL TAX BAND B

Offering bright and well-presented accommodation throughout, this attractive two-bedroom mews property is situated at the head of a quiet cul-de-sac on Edale Close and is ideally suited to couples, professionals or a small family.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs W.C., alongside a fitted kitchen offering a range of wall and base units, integrated oven and gas hob, and space and plumbing for a washing machine. To the rear, the spacious open plan lounge/diner provides plenty of room for both relaxing and dining, with French doors allowing plenty of natural light and opening directly onto the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom being particularly generous in size. Both bedrooms are served by a three-piece family bathroom comprising a bath with shower over, wash hand basin and W.C.

ENTRANCE HALLWAY



Welcoming entrance hallway providing access to the ground-floor accommodation.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin.

OPEN PLAN LOUNGE/DINING ROOM



Attractive open plan lounge/dining room with stairs leading to the first floor accommodation, wood laminate flooring, Upvc double glazed French doors leading out to the rear garden.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with stainless steel back plate and over head extractor, plumbed for a washing machine, Upvc double glazed window to the front elevation.

FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation.

BEDROOM TWO



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



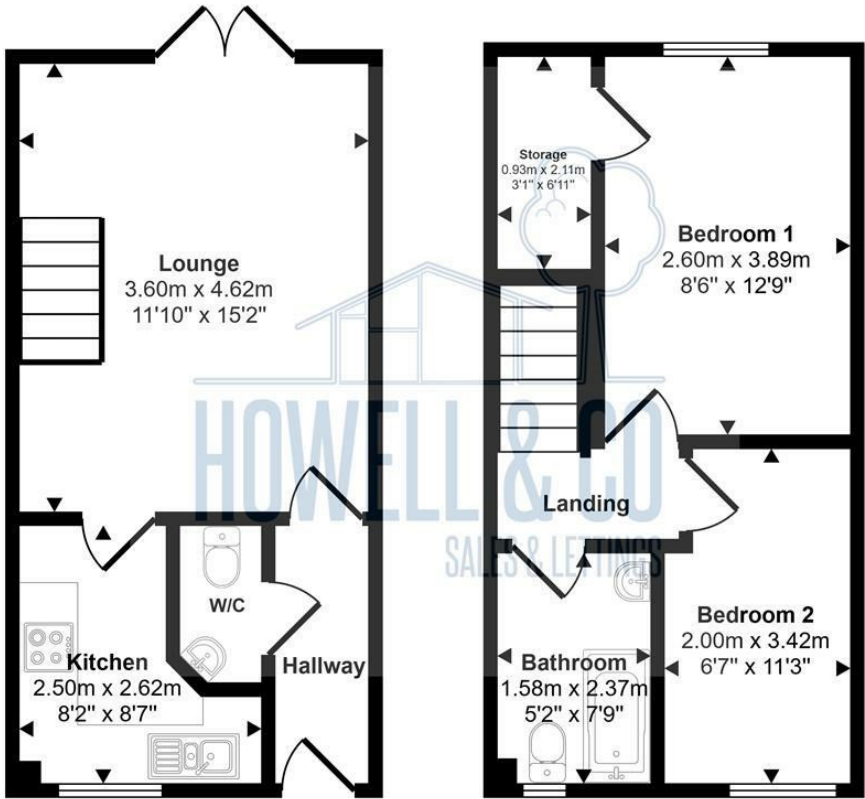
Fitted with a three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over., part tiled walls, Upvc double glazed window to the front elevation.

OUTSIDE



The property has gardens to the front and rear elevations which are mainly laid to lawn with patio. Off road parking is provided with two allocated parking spaces.

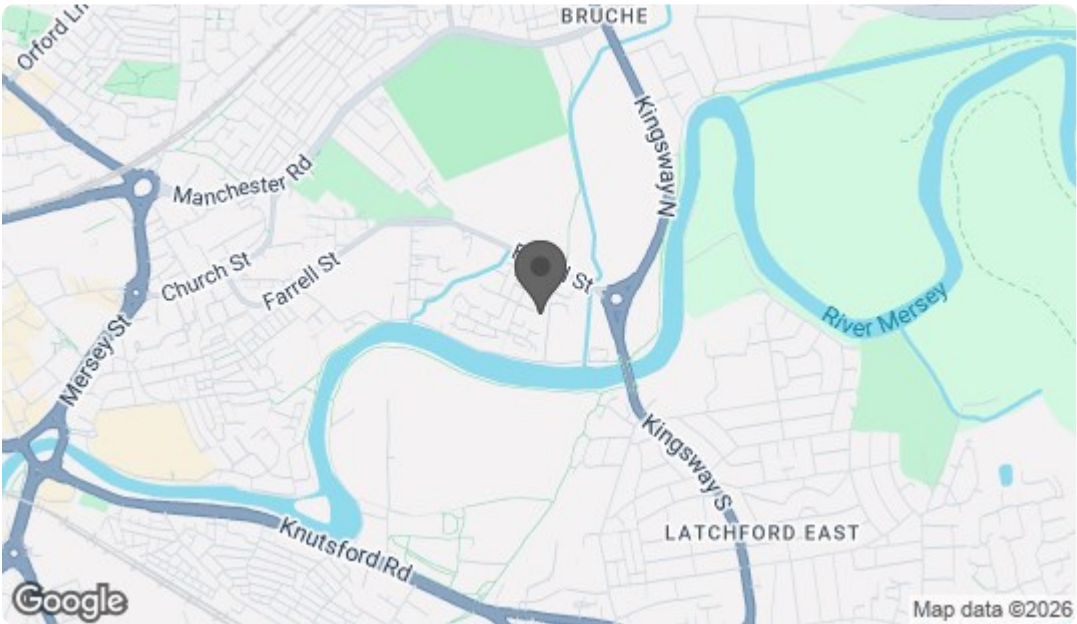
Approx Gross Internal Area
54 sq m / 583 sq ft



Ground Floor
Approx 27 sq m / 287 sq ft

First Floor
Approx 28 sq m / 297 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		