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125 Wellington Street, Warrington, WA1 2DA

£1,100 PCM

TWO BEDROOM END TERRACE | NEWLY RENOVATED THROUGHOUT | MODERN INTERIOR | FEATURE FIREPLACE | OPEN PLAN LIVING AREA | MODERN FITTED KITCHEN | SEPARATE DINING ROOM | GROUND FLOOR WC | CONTEMPORARY FAMILY BATHROOM | ENCLOSED REAR YARD | ON STREET PARKING | COUNCIL TAX BAND A | AVAILABLE NOW

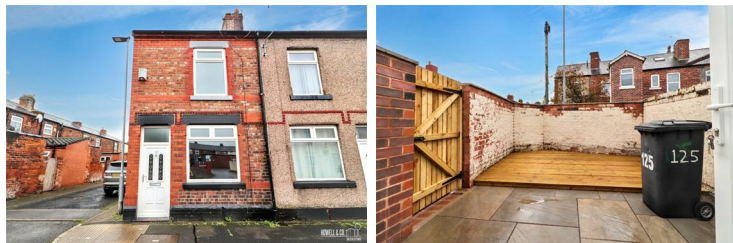
Howell & Co are delighted to present this newly renovated two-bedroom end terrace property, ideally located on Wellington Street in Warrington. Boasting a modern interior throughout, the property offers spacious accommodation, including a bright open plan living area with a stunning exposed brick feature fireplace, a contemporary fitted kitchen and a separate dining room.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom, finished with modern fixtures and fittings.

Externally, the property benefits from an enclosed, low-maintenance rear yard with a decked area, ideal for outdoor seating, along with on-street parking.

Ideally suited to professionals, couples or small families, this property is available now and early viewing is highly recommended.

EXTERNAL



To the rear is an enclosed, low-maintenance yard featuring a raised decked area. On-street parking is available to the front of the property.

LIVING ROOM



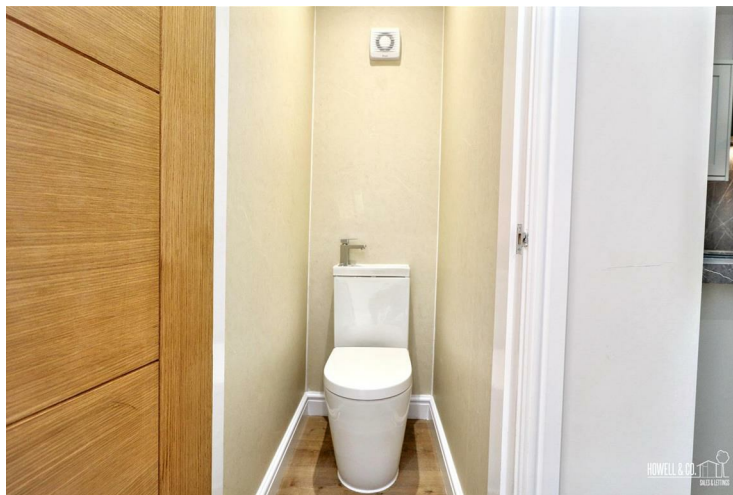
A bright and spacious living area featuring modern wood-effect flooring, neutral décor and an attractive exposed brick chimney breast with a feature fireplace. Open plan access to the kitchen creates a contemporary living space.

KITCHEN



Modern fitted kitchen comprising a range of wall and base units with complementary worktops, integrated oven, hob and extractor hood, finished with stylish splashbacks and contemporary fittings.

W.C



Convenient downstairs WC fitted with a modern toilet and neutral finishes.

DINING ROOM



A separate dining area featuring modern wood-effect flooring, neutral décor and patio doors providing access to the rear yard.

LANDING



First floor landing providing access to both bedrooms and the family bathroom, finished with neutral décor and modern flooring.

BEDROOM 1



Spacious double bedroom featuring modern flooring, neutral décor and a window allowing plenty of natural light.

BEDROOM 2



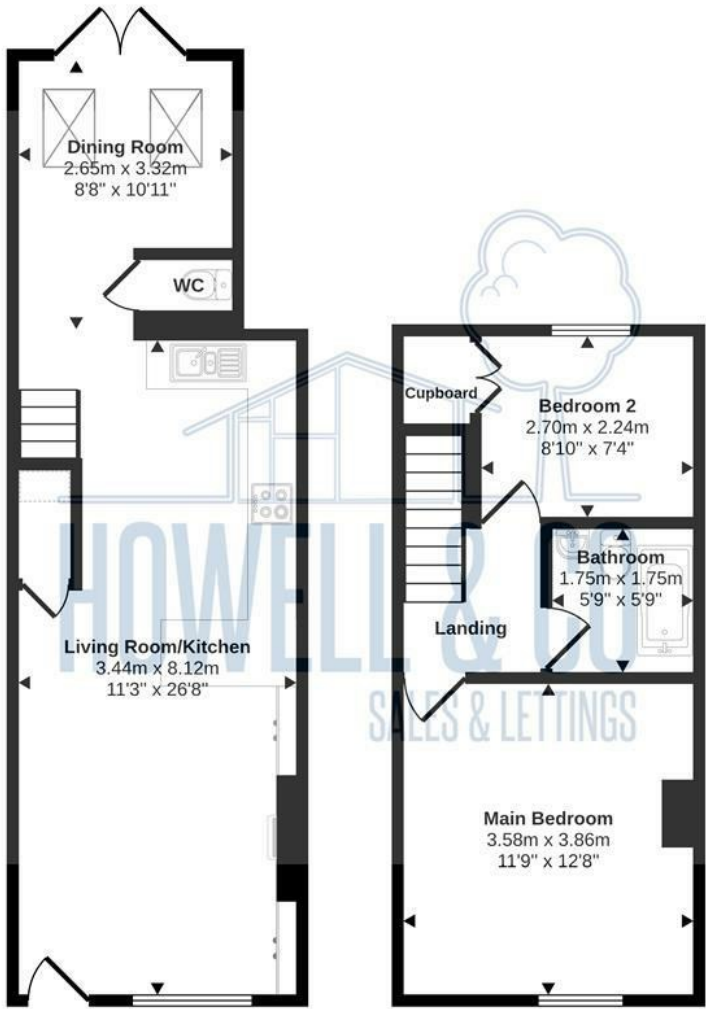
Well-presented second bedroom with modern flooring, neutral décor and a window providing natural light.

BATHROOM



Contemporary family bathroom comprising a bath with overhead shower and glass screen, wash basin with vanity storage and WC, complemented by modern tiling and black fixtures.

Approx Gross Internal Area
66 sq m / 714 sq ft

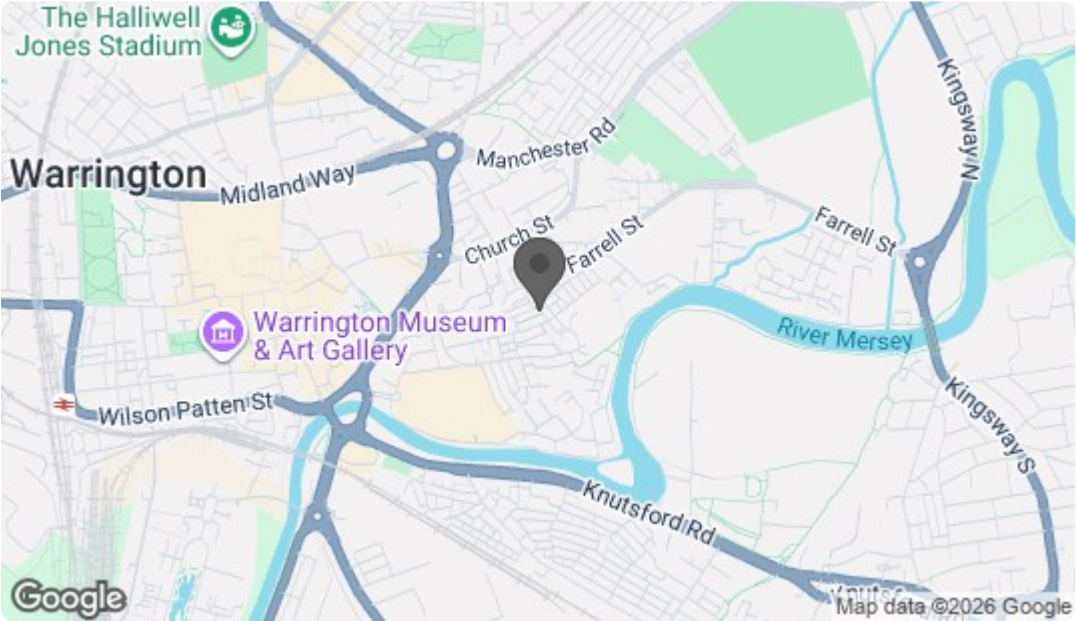


Ground Floor
Approx 37 sq m / 399 sq ft

First Floor
Approx 29 sq m / 315 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.



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		
	57	
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		
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