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HOWELL & CO.
SALES & LETTINGS









120 Wilderspool Causeway, Warrington, WA4 6QA

£795 PCM

ONE BEDROOM APARTMENT, SECOND FLOOR, NEWLY REFURBISHED, NEW MODERN INTERIORS, GREAT LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer to the rental market, this newly refurbished one bedroom apartment on Wilderspool Causeway. The property is located just a short distance from local amenities.

Immaculate throughout, this property briefly comprises: Open plan kitchen and living area, with granite work surfaces and new high specification appliances including integrated fridge freezer and dishwasher, Neff Slide and Hide oven, and a two seater sofa, a great sized bedroom with new furnishings such as free standing wardrobe, bed and chest of draws, and a beautiful modern bathroom with three piece suite.

Benefitting from Upvc double glazed windows and gas central heating, this property also has high speed broadband access included and off road parking to the rear. This property is available immediately, and early viewing is advised to avoid disappointment!

Occupying a desirable location on Wilderspool Causeway, this accommodation is a short distance away from Warrington Town Centre and its array amenities including shops, clubs, bars and restaurants. This therefore means that the property is conveniently just a 1.5 mile radius from both of Warrington's main railway stations, Central and Bank Quay, both located in the town centre. The area benefits from being close to local motorway systems, the M6 and M56, which allow for easy commuting from Liverpool, Manchester, etc, to up and down the country.

EXTERNAL



Externally the property has rear off road parking.

KITCHEN LIVING AREA





Open plan concept kitchen and living area. Beautiful, brand new kitchen with a range of grey wall and base units. Incorporating high specification integrated appliances such as dishwasher, fridge freezer, washer dryer, Neff slide and hide oven, induction hob with stainless steel extractor fan over and stainless steel sink with mixer tap. The kitchen area is complete with with, granite work surfaces, a convenient breakfast bar with seating for two people, inset spot light lighting, grey flooring, half tiled half light painted walls and a Upvc double glazed window.

The living area is complete with inset spot light lighting, the same light grey flooring as the kitchen, light painted walls, a two seater sofa and a wall mounted flat screen television.

BEDROOM





Great size bedroom with new furnishings including: bed, mattress, chest of six draws, free standing wardrobe, arm chair, and a bed side table. Complete with inset spot light lighting, light painted walls and grey carpeted flooring, with a skylight and a gas radiator.

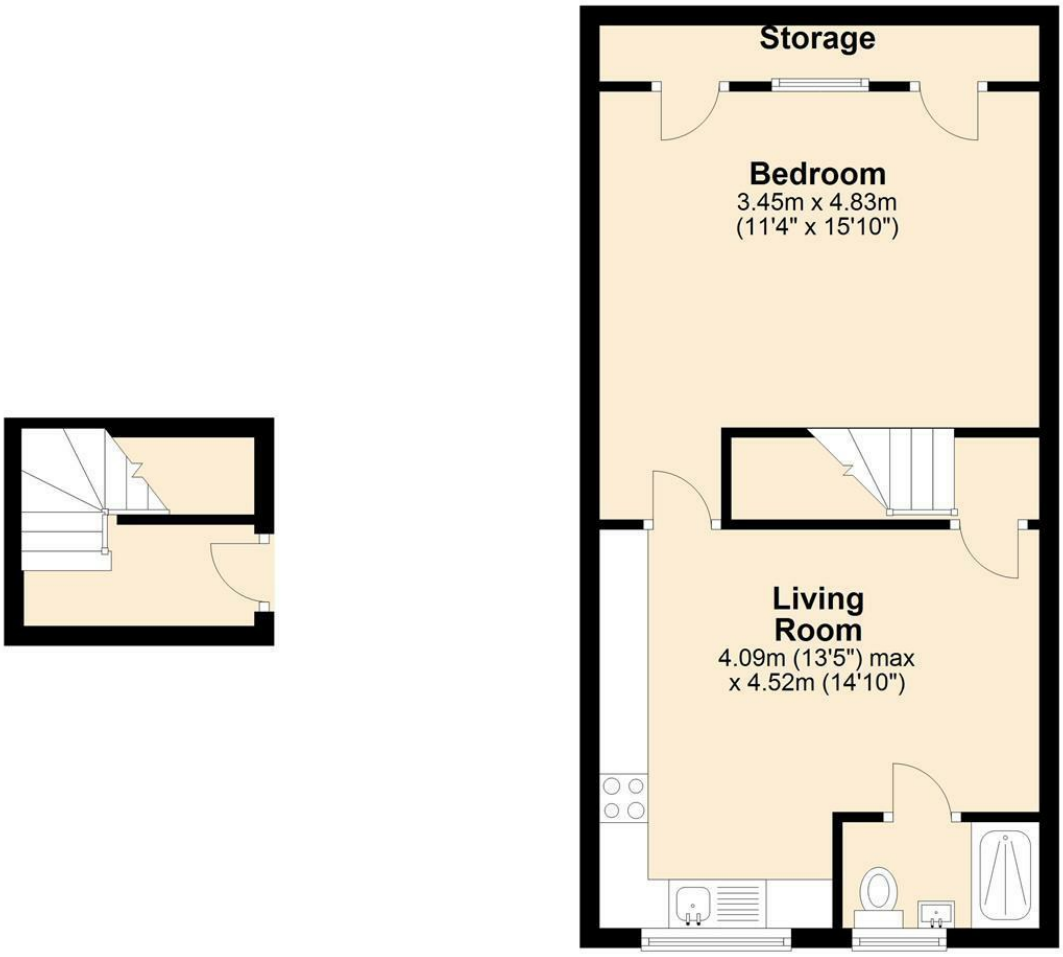
SHOWER ROOM



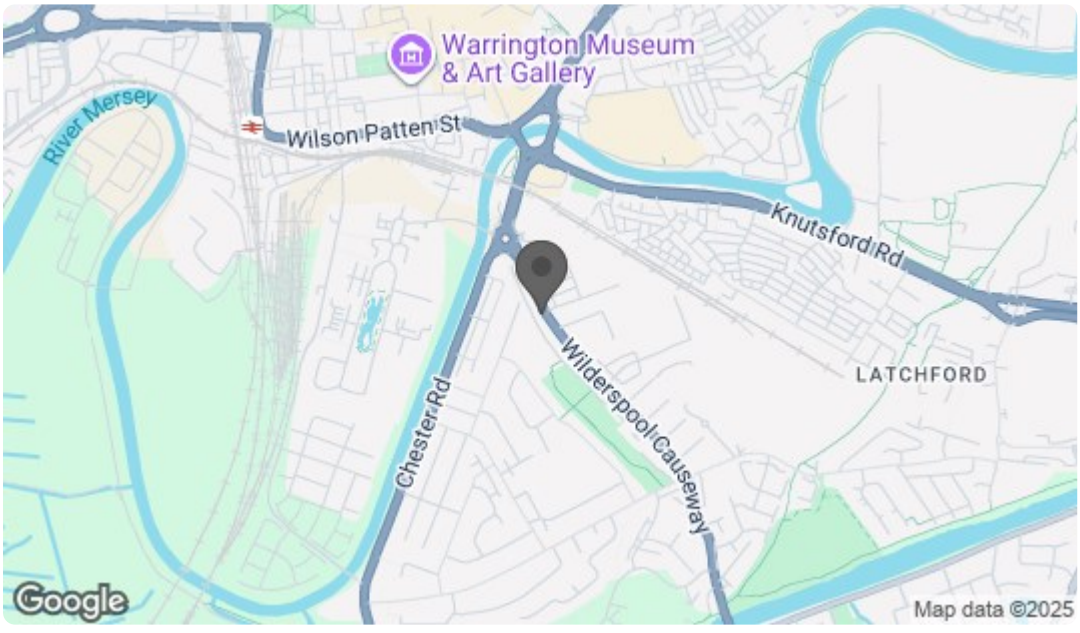
Modern three piece suite, comprising of a low level w.c, hand wash basin with storage cupboard and an enclosed shower with over head rainfall shower and additional hand held shower head. Complete with full tiled walls and flooring, inset spot light lighting, a chrome heated towel rail and a frosted Upvc double glazed window.

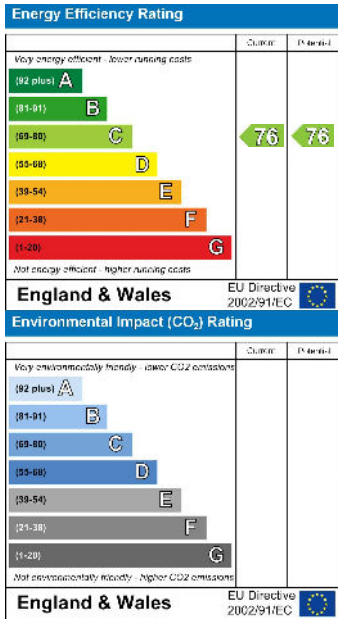
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 47.8 sq. metres (514.7 sq. feet)





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