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10A Tweedsmuir Close, Fearnhead, WA2 0EL

£825 PCM

TERRACE PROPERTY, TWO BEDROOM TERRACE, FIRST FLOOR BATHROOM, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co are thrilled to offer to the rental market, this beautifully presented two bedroom terraced property on Tweedsmuir Close.

Well presented throughout, this property briefly comprises: living room with stairs leading up, kitchen with electric oven and hob, family bathroom, and two good sized bedrooms.

Complete with a rear enclosed garden, and Upvc double glazing and gas central heating throughout, this property is available immediately, and early viewing is recommended to avoid disappointment.

Occupying a desirable location on Tweedsmuir Close, this accommodation is a short distance away from local amenities. The area benefits from being close to bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M62, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

EXTERNAL



Externally, this property has a rear enclosed garden.

DINING KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in electric oven and hob with extractor over, part tiled walls, Upvc double glazed window to the rear elevation.

LIVING ROOM



Spacious lounge with stairs leading up, wood laminate flooring, feature fireplace, Upvc double glazed window to the front elevation.

BEDROOM ONE



Double bedroom with a Upvc double glazed window to front elevation.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation.

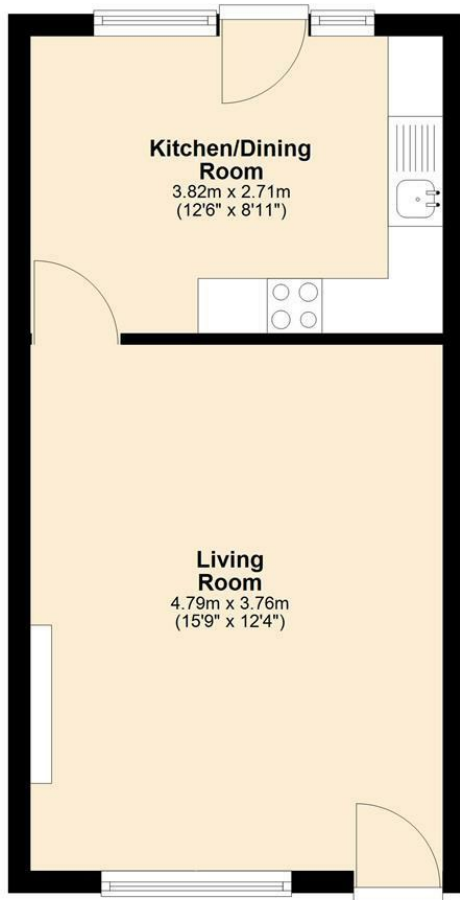
BATHROOM



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, part tiled walls.

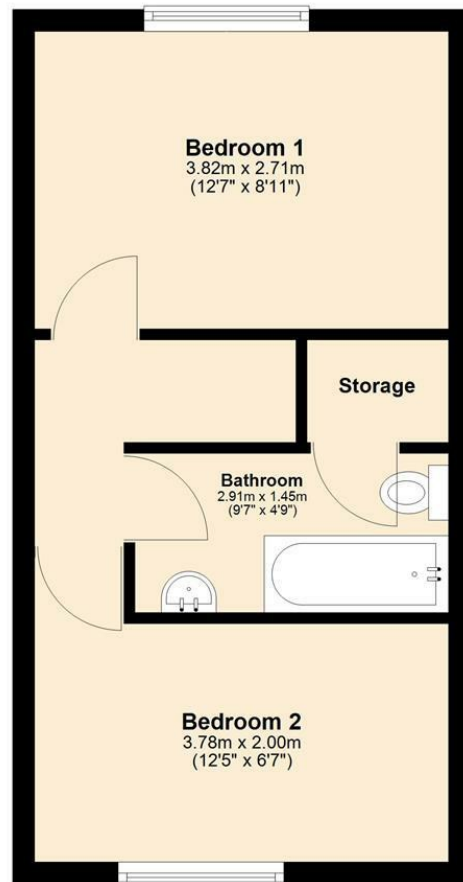
Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)

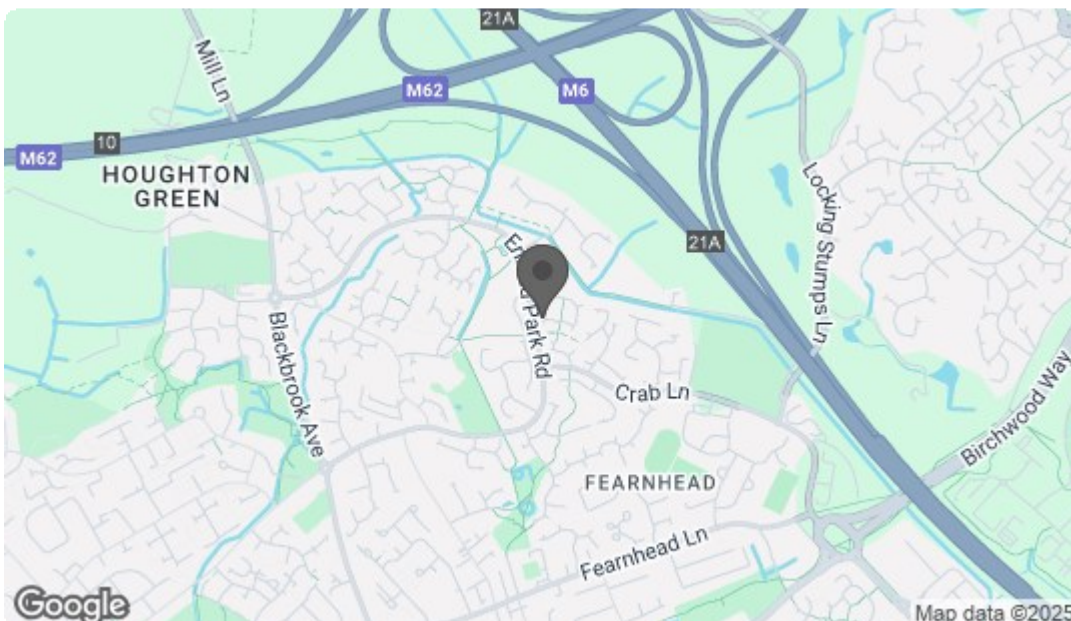


First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		