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HOWELL & CO.
SALES & LETTINGS









6 Victoria Gardens Kingsway South, Warrington, WA4 1TH

£750 PCM

FIRST FLOOR APARTMENT, ONE BEDROOM, OPEN PLAN LAYOUT, JULIET BALCONY, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR LOCATION, CLOSE TO LOCAL AMENITIES, VIEWING RECOMMENDED.

We are delighted to offer for rental this first floor apartment located on Victoria Gardens, close to local amenities.

The accommodation briefly comprises: entrance hallway with two storage cupboards, open plan lounge and kitchen with built in oven and gas hob and white goods, double bedroom and bathroom/w.c.

Benefitting from gas central heating and Upvc double glazing, the property also has off road allocated parking.
Available now, viewing recommended.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

EXTERNAL



Externally this property has off road allocated parking and communal gardens.

HALLWAY



With intercom entry system and two storage cupboards.

KITCHEN





With a range of wall and base units, incorporating stainless steel sink with mixer tap, oven and gas hob with extractor over, integrated fridge, freezer and free standing washing machine. With two upvc double glazed windows to the rear elevation.

LIVING ROOM





Large living space open plan to the kitchen, with grey carpeted flooring and a Upvc double glazed Juliet balcony to the front elevation.

BEDROOM







Good sized bedroom with a Upvc double glazed window to the front elevation.

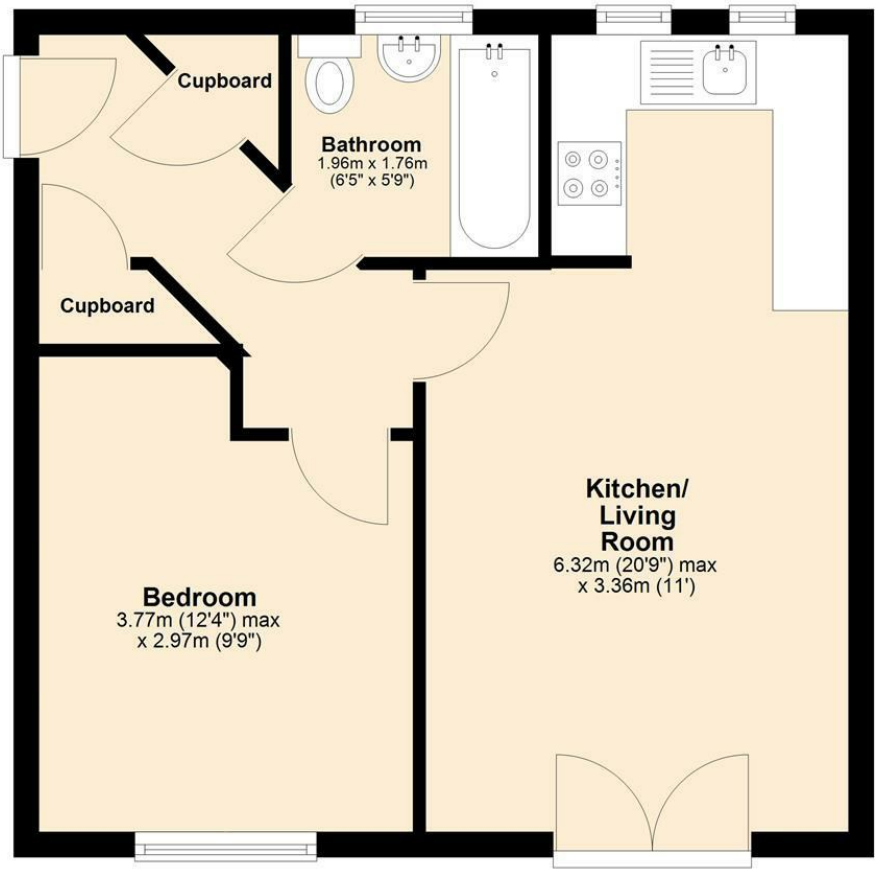
BATHROOM



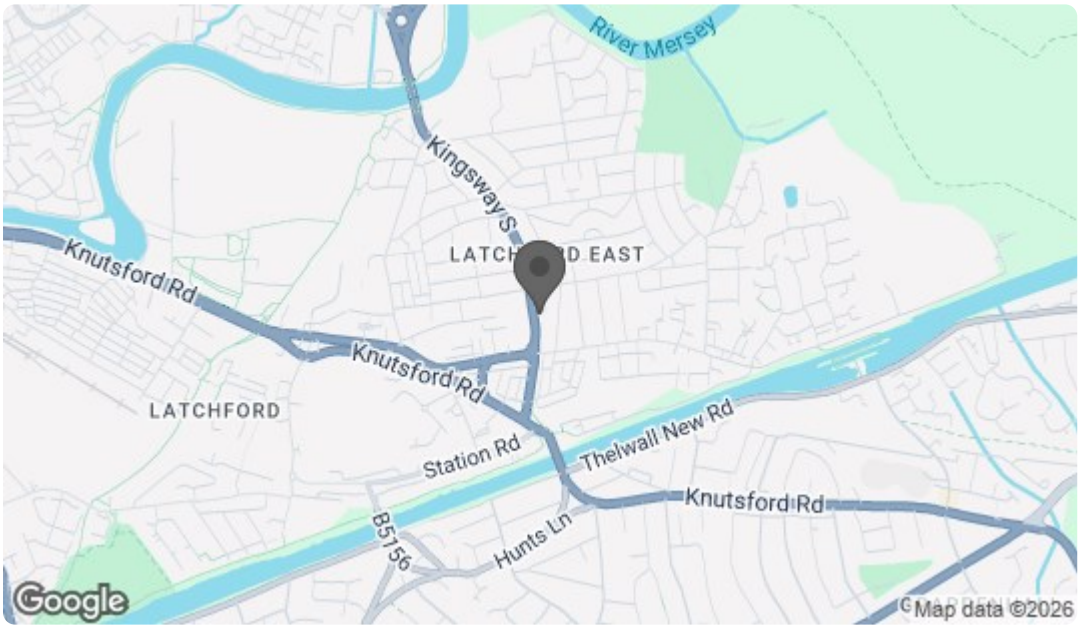
Modern bathroom with a three piece suite comprising low level w.c, pedestal hand wash basin, bath with shower over and glass screen. With part tiled walls and a Upvc double glazed window to the rear elevation.

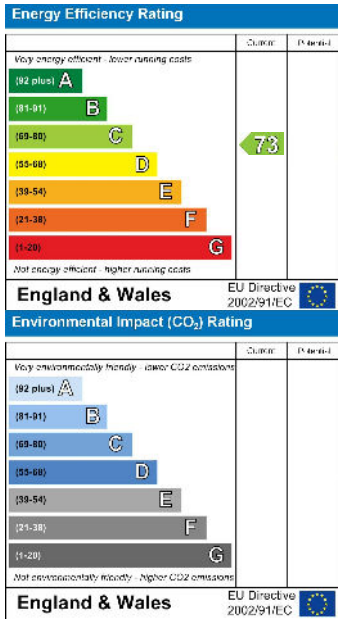
Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 40.6 sq. metres (437.2 sq. feet)





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