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HOWELL & CO.
SALES & LETTINGS









38 Armstrong Close, Birchwood, WA3 6DH

£900

SEMI DETACHED PROPERTY, TWO BEDROOMS, CONSERVATORY, KITCHEN WITH ELECTRIC HOB, WELL KEPT GARDENS TO THE FRONT AND REAR, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co are delighted to offer to the rental market, this beautifully presented two bedroom semi detached property on Armstrong Close, Birchwood.

This well presented property briefly comprises: family lounge with stairs leading to the first floor, kitchen with electric hob and dishwasher, conservatory, two good sized bedrooms and a modern family bathroom.

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

Occupying a desirable location on Armstrong Close, this accommodation located in a quiet area and is a short distance away from local amenities.
The area benefits from being close to bus routes, and Warrington Town Centre, where Warrington's main railway stations can be found. The property has connections 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 gardens to the front and rear elevations, off road driveway parking and a car port.

LIVING ROOM





Good sized living room with a Upvc double glazed window to the front elevation, feature fireplace, storage cupboard and stairs leading to the first floor accommodation.

KITCHEN





Fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap, electric oven and hob with extractor above, dishwasher, plumbing for a washing machine, Upvc double glazed window to the rear elevation, access to conservatory.

CONSERVATORY



With upvc double glazed conservatory with French doors leading to the rear garden.

BEDROOM 1



Great sized bedroom with a Upvc double glazed window to the front elevation and storage cupboard.

BEDROOM 2



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

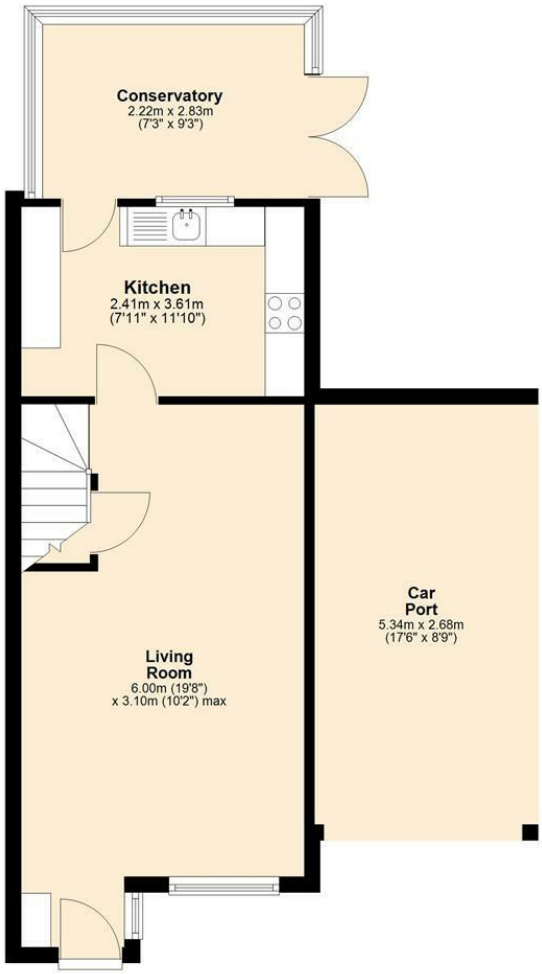
BATHROOM



Fitted with a low level w.c, wash hand basin with mixer tap, panelled bath with shower over, heated chrome towel radiator, Upvc double glazed window to the side elevation.

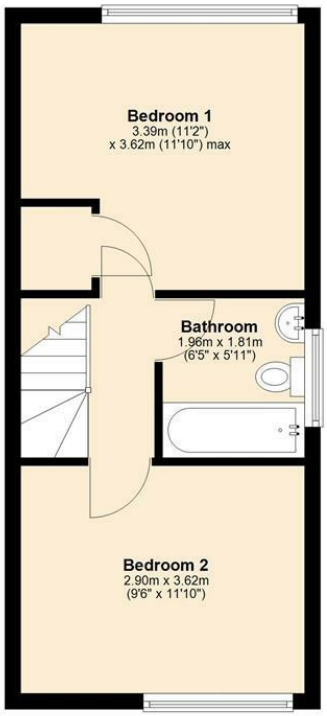
Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)

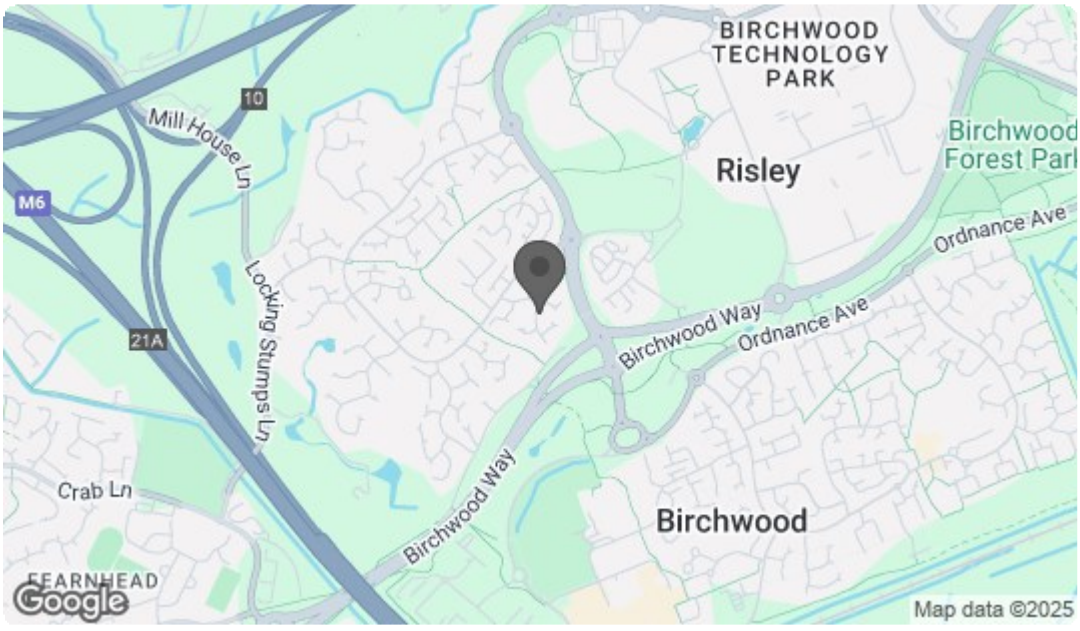


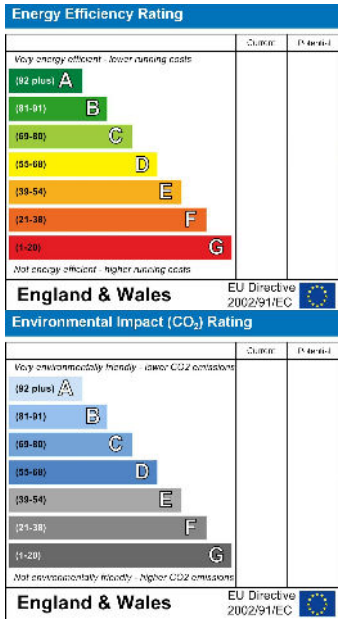
First Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.4 sq. feet)





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