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44 Fairclough Avenue, Warrington, WA1 2JS

£800 PCM

END TERRACE PROPERTY, TWO BEDROOMS, DOWNSTAIRS BATHROOM, MODERN INTERIOR, OVEN AND GAS HOB, OPEN PLAN LIVING, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the rental market this stunning two bedroom end terraced property situated on Fairclough Avenue, ideally located just a short distance from local amenities.

Newly refurbished with modern interiors throughout, this property briefly comprises: spacious open plan living and dining area, beautiful kitchen with oven, gas hob, fridge and washing machine, downstairs bathroom with shower over bath, and two great sized bedrooms to the first floor accommodation.

Benefitting from Upvc double glazing and gas central heating throughout, this property also has a rear enclosed yard.

The property is available for rental immediately, and is sure to attract a lot of attention so early viewing is advised to avoid disappointment.

EXTERNAL



Externally, this property has on road parking and a rear enclosed yard.

KITCHEN



With a range of wall and base units, washing machine and fridge freezer. Complete with a stainless steel sink with mixer tap, oven with gas hob and extractor over and stairs leading to the first floor accommodation and a large Upvc double glazed window to the side elevation.

LIVING/DINING ROOM



Open plan area with two Upvc double glazed windows to the front and rear elevations.

BEDROOM 1



Large bedroom, with a Upvc double glazed window to the front elevation.

BEDROOM 2



Great sized room with a Upvc double glazed window to the rear elevation.

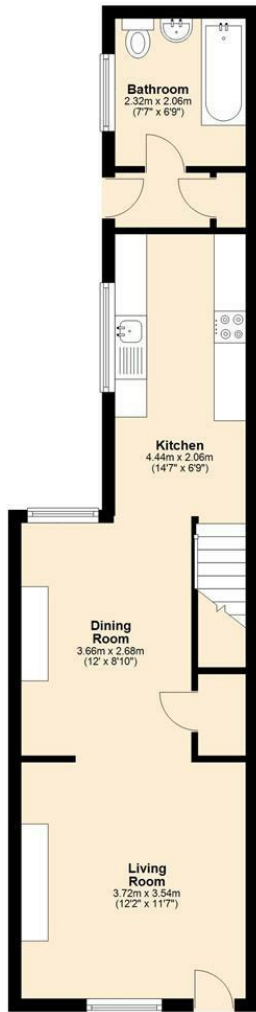
BATHROOM



Fitted with a white three piece suite comprising: storage wash hand basin, low level w.c and bath with shower over, part tiled walls and Upvc double glazed window to the side elevation.

Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)

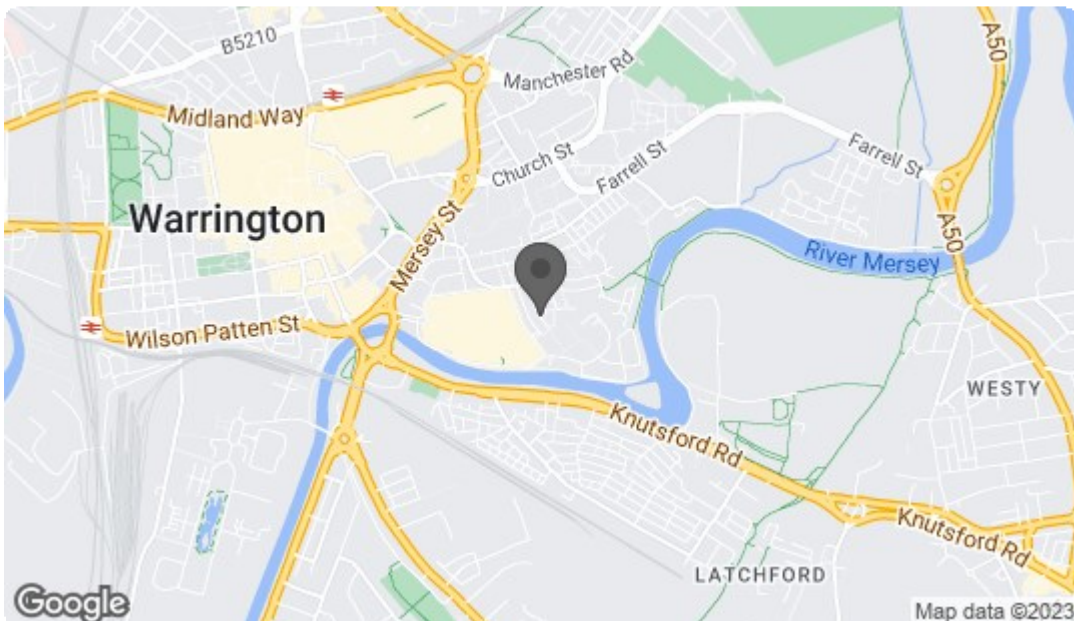


First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		59
(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		
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England & Wales EU Directive 2002/91/EC		