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HOWELL & CO.
SALES & LETTINGS

248 Lovely Lane, Warrington, WA5 0AB

£1,050 PCM

SEMI-DETACHED HOUSE, THREE BEDROOMS, OPEN PLAN KITCHEN DINER, LARGE LIVING ROOM, BATHROOM WITH SHOWER OVER BATH, LARGE FAMILY GARDEN, GREAT LOCATION, CLOSE TO LOCAL AMENITIES, COUNCIL TAX BAND B, VIEWING RECOMMENDED

Howell and Co. are thrilled to offer for rent, this fabulous three bedroom semi-detached property on Lovely Lane. The property benefits from Upvc double glazing and gas central heating. The accommodation briefly comprises: entrance hallway with stairs leading to the first floor, large family living room, L shaped kitchen and dining room complete with oven and hob, large master bedroom and 2 further great sized bedrooms, and modern bathroom.

Externally, this property has septs leading up to the front door, a front garden and a large rear enclosed garden. The property is available immediately and viewing is highly recommended.

The property is conveniently located close to local amenities, and Warrington's main railway lines where there are fast and frequent train services to from both Warrington Bank Quay and Warrington Central Station. And the nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance.

EXTERNAL

Externally, this property has a large enclosed family garden to the rear, and garden grass space to the front. With steps leading up to the property

KITCHEN/ DINING ROOM

L shaped kitchen and dinging room, with a range of modern wall and base units, oven with gas hob, plumbing for a washing machine, and sink with mixer tap. With part tiled walls and Upvc double glazed windows and sliding doors to the rear garden.

LIVING ROOM

Large family living room with feature fire place and large Upvc double glazed bay window to the front elevation.

MASTER BEDROOM

Large master bedroom with built in wardrobe/ closet space and a large Upvc double glazed bay window.

SECOND BEDROOM

Great sized second bedroom with built in wardrobe/ closet space and a large Upvc double glazed window to the rear, overlooking the garden.

THIRD BEDROOM

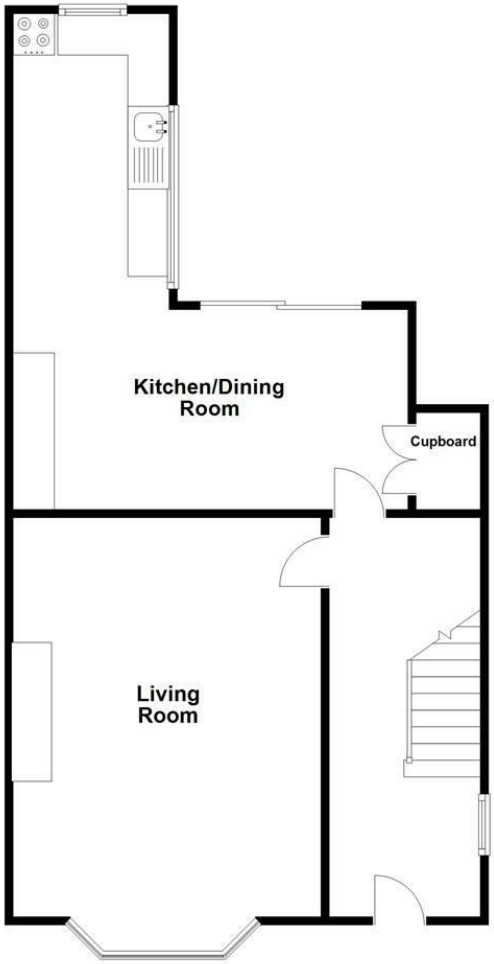
Great sized third bedroom, with a Upvc double glazed window to the front elevation.

BATHROOM

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

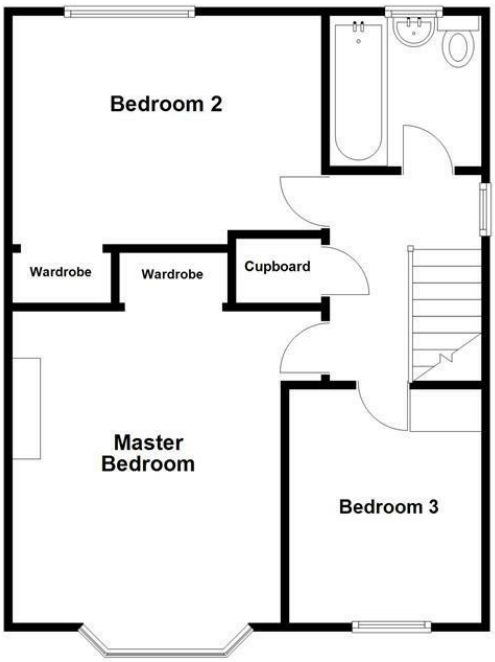
Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)

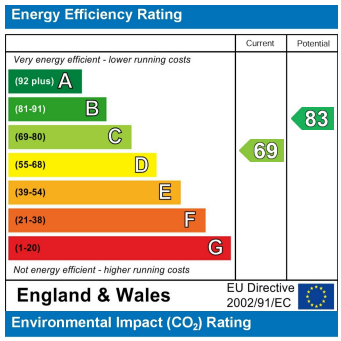


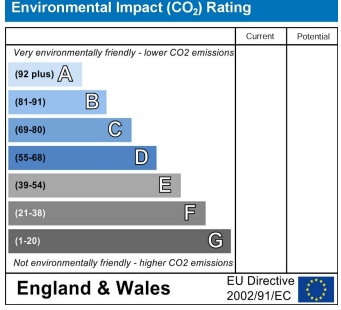
First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)





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