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HOWELL & CO.
SALES & LETTINGS

# 15 Cleeves Close, Warrington, WA1 2JH

## £950 PCM

TWO BEDROOM MID-TERRACED PROPERTY | FRESHLY PAINTED THROUGHOUT | NEW FLOORING THROUGHOUT | DRIVEWAY PARKING | ENCLOSED REAR YARD | SPACIOUS LIVING ROOM | FITTED KITCHEN DINER | TWO WELL-PROPORTIONED BEDROOMS | FAMILY BATHROOM | CLOSE TO LOCAL AMENITIES | COUNCIL TAX BAND B

We are delighted to offer to the rental market this well-presented two-bedroom mid-terraced property, ideally situated in a popular residential area of Warrington, within easy reach of the town centre, local amenities and transport links. Having recently benefited from fresh decoration and new flooring throughout, the property offers bright and welcoming accommodation, making it an ideal home for a couple, small family or working professionals.

The ground floor comprises an entrance hallway, a bright and spacious living room and a fitted kitchen diner with a range of wall and base units and space for dining.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a bath with shower over.

## EXTERNAL

To the front of the property is a driveway providing off-road parking, alongside a lawned garden area. To the rear is an enclosed outdoor space with a paved pathway and lawned area.

## ETRANCE HALL

Welcoming entrance hallway with fresh decoration and newly fitted carpets, providing access to the living room and stairs leading to the first floor.

## LIVING ROOM

Bright and spacious living room, benefiting from fresh decoration and new carpets, with a window overlooking the front of the property and ample space for living room furniture.

## KITCHEN DINER

Fitted kitchen comprising a range of wall and base units with complementary worktops, integrated oven and hob, stainless steel sink and space for additional appliances. Benefiting from fresh decoration and new flooring, with space for a dining table and access to the rear yard.

## LANDING

## BEDROOM 1

Well-proportioned double bedroom with a window overlooking the front of the property, fresh decoration and ample space for bedroom furniture.

## BEDROOM 2

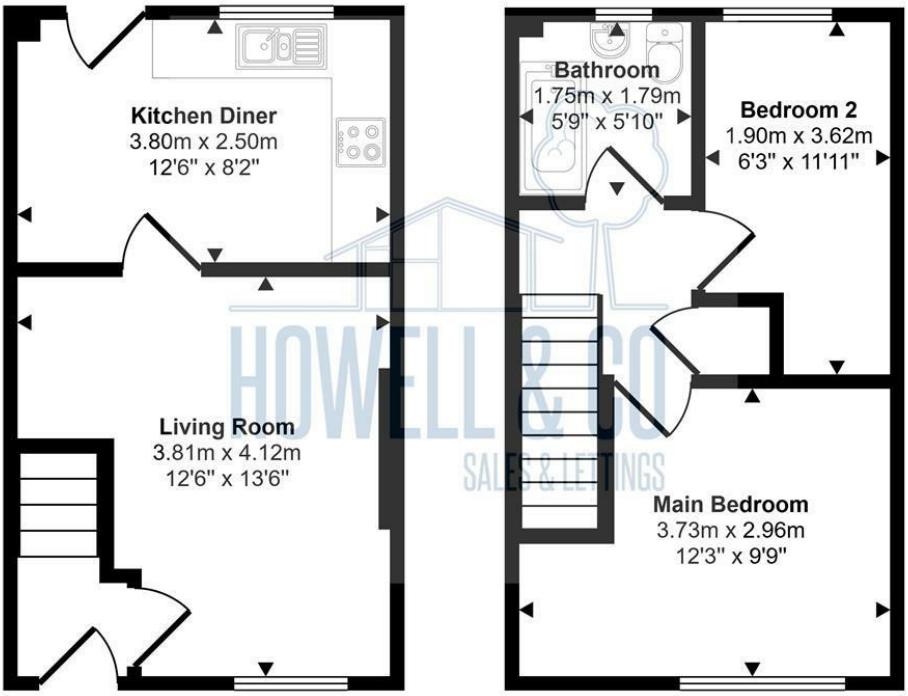
Second bedroom benefiting from fresh decoration and new carpets, with a window overlooking the rear of the property. Ideal for use as a single bedroom, home office or dressing room.

## BATHROOM

Part-tiled family bathroom fitted with a three-piece white suite

comprising a bath with shower over, pedestal wash basin and WC, with a frosted window providing natural light.

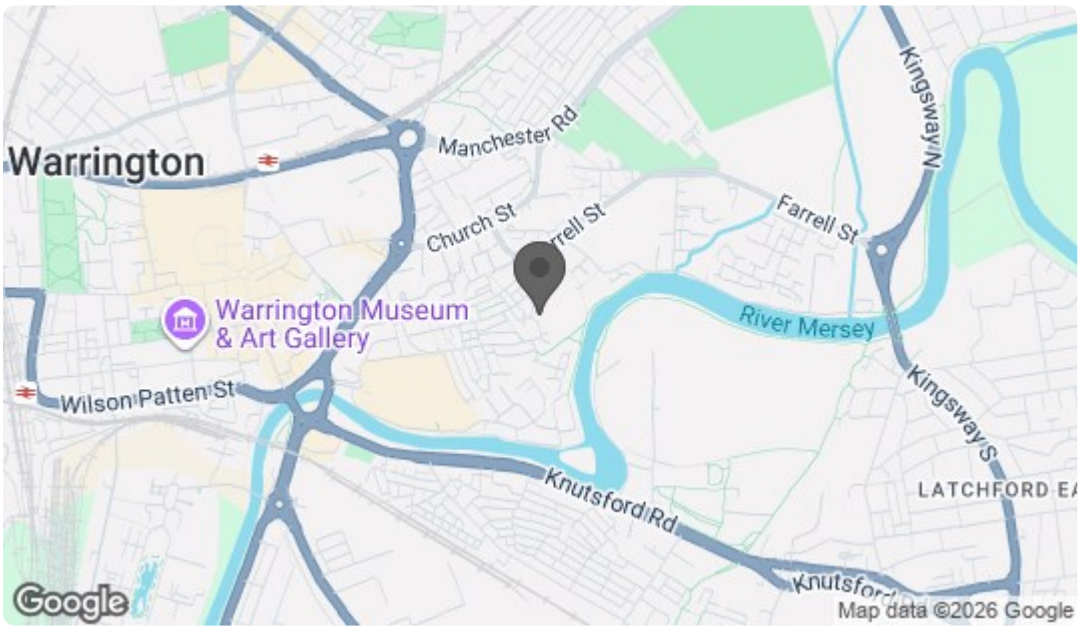
**Approx Gross Internal Area**
**51 sq m / 549 sq ft**

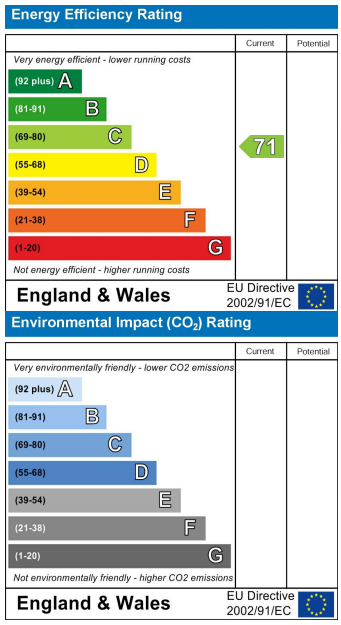



## Ground Floor
**Approx 26 sq m / 277 sq ft**

## First Floor
**Approx 25 sq m / 272 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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