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HOWELL & CO.
SALES & LETTINGS









4 Mason Street, Warrington, WA1 2JJ

£900 PCM

TWO DOUBLE BEDROOMS | MID-TERRACED PROPERTY | SOUGHT-AFTER LOCATION | WALKING DISTANCE TO TOWN CENTRE | ENCLOSED REAR COURTYARD | COUNCIL TAX BAND A

Howell and Co are delighted to offer TO LET this attractive mid-terraced property, ideally situated in a sought-after residential location within walking distance of the town centre and offering convenient access to a range of local amenities and transport links.

The property benefits from UPVC double glazing and gas central heating, providing comfortable accommodation which briefly comprises: entrance into the lounge, dining kitchen, rear vestibule and bathroom/WC to the ground floor. To the first floor there is a landing leading to two well-proportioned double bedrooms.

Externally, the property enjoys an enclosed rear courtyard area, providing useful outdoor space.

Conveniently positioned for access to the town centre and local transport connections, this property would make an ideal home for a professional individual, couple or small family.

Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

LOUNGE




Accessed via a Upvc front door, Upvc double glazed window to the front elevation, feature brick fireplace, coved ceiling, wall light points.

DINING KITCHEN





Fitted with a range of wall and base units incorporating a stainless steel sink unit, cooker point, part tiled walls, Upvc double glazed window to the rear elevation, coved ceiling, wood laminate flooring, plumbed for a washing machine, under stairs recess, stairs leading to the first floor accommodation.

REAR VESTIBULE

With a Upvc double glazed exterior door leading to the rear courtyard.

BATHROOM



Fitted with a white three piece bathroom suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with over head shower and glass shower screen, part tiled walls, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM ONE




With a Upvc double glazed window to the front elevation.

BEDROOM TWO



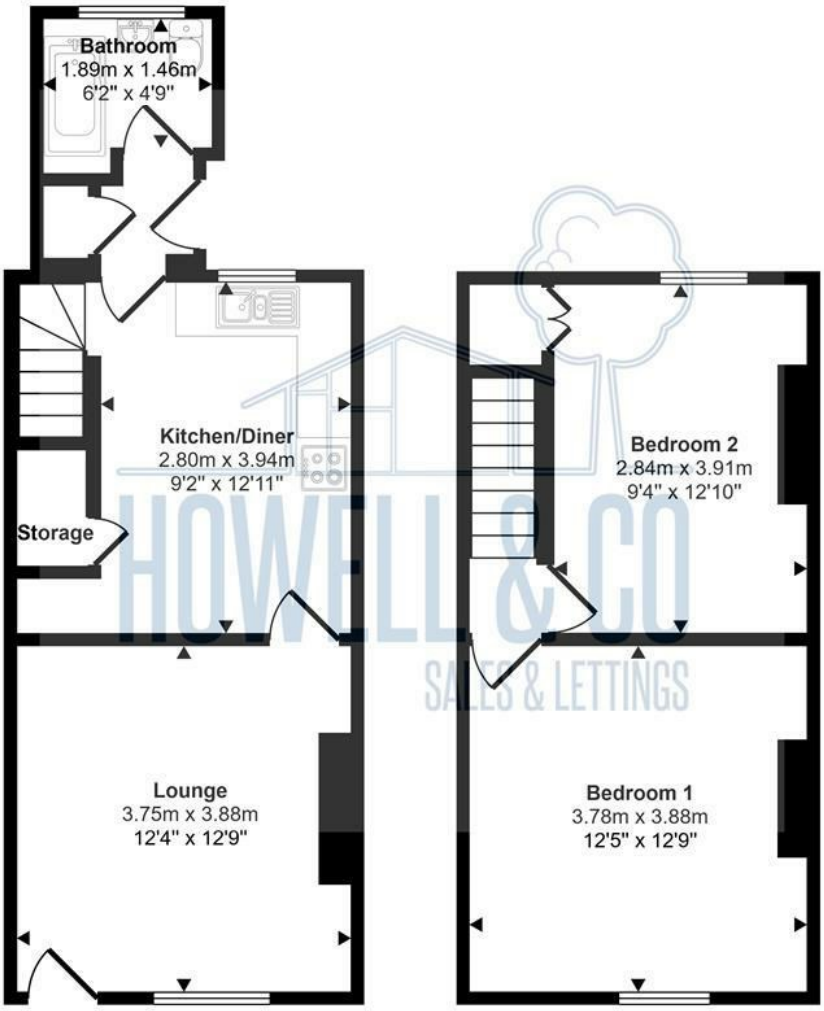
With a Upvc double glazed window to the rear elevation.

OUTSIDE




Externally the property has an enclosed rear courtyard with gate access.

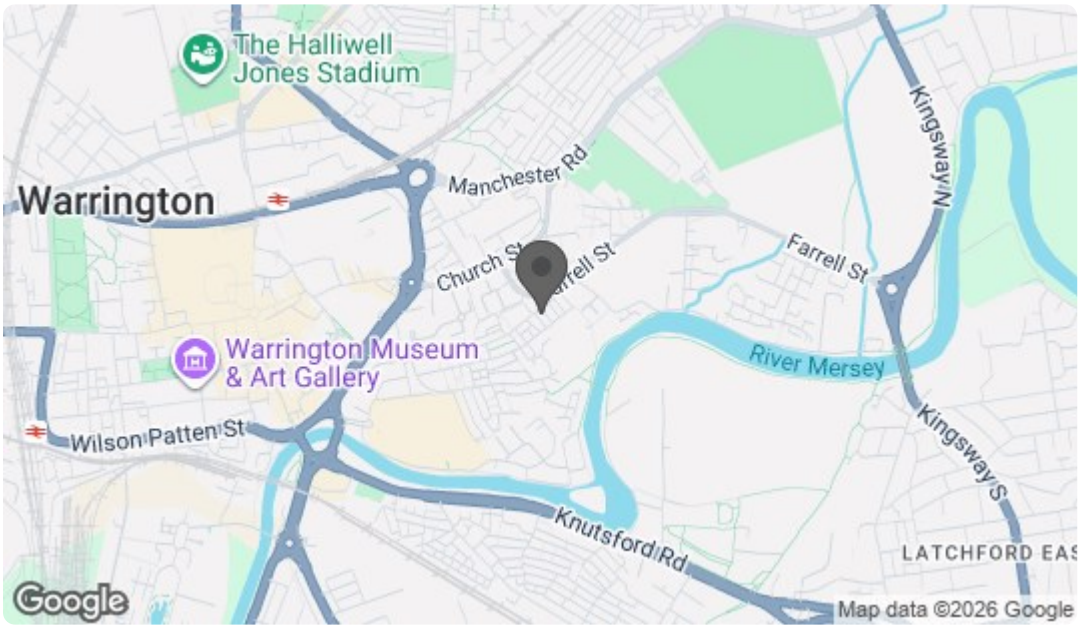
Approx Gross Internal Area
65 sq m / 702 sq ft

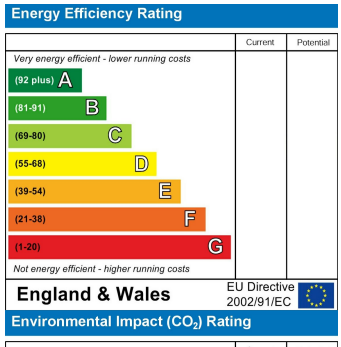


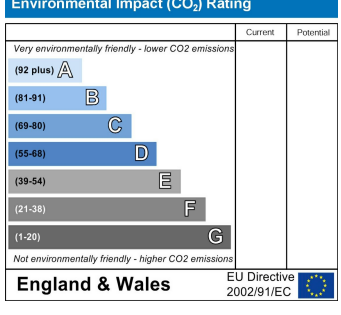
Ground Floor
Approx 35 sq m / 378 sq ft

First Floor
Approx 30 sq m / 324 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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