



Dalewood Close, Warrington

£1,200 pcm

THREE BEDROOM HOUSE TO LET

Description

We are sure this will tick all the boxes for you and comprises; a downstairs WC, Living room with fireplace, a kitchen/diner with plenty of fitted units and breakfast peninsula. French doors lead out onto the good sized garden with large lawn area, paving, a timber shed and gate leading to the driveway. Upstairs there are Three bedrooms, the primary is located to the rear, with a further double and single bedroom to the front of the house. The four piece bathroom suite has recently been refurbished and comes with a separate shower cubicle, as well as the bath tub. PLEASE NOTE THE CARPETS TO THE LIVING/DINING ROOM ARE BEING REPLACED TO GREY CARPETS!



AVAILABLE NOW! - Subject to Satisfactory Credit & Referencing checks. Please Note - The affordability for this property is £ 36,000 per annum, between all applicants.

EPC Rating: 'D'

Utilities

Gas: - Metered

Electric: - Metered

Water: - Metered

Broadband - Standard, Superfast & Ultrafast Broadband are

available in this area. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Mobile availability - 02 is Likely and Vodafone, EE & Three are Limited. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Rights & Restrictions - None

Risks/Flood Risks - None

Parking - Driveway parking shared with neighbour next door.

PLEASE NOTE - THIS PROPERTY COMES UNFURNISHED

Council Tax Band: B (Warrington Borough Council)

Deposit: £1,384

Holding Deposit: £276



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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