



40 REGENCY SQUARE WA5 0EB

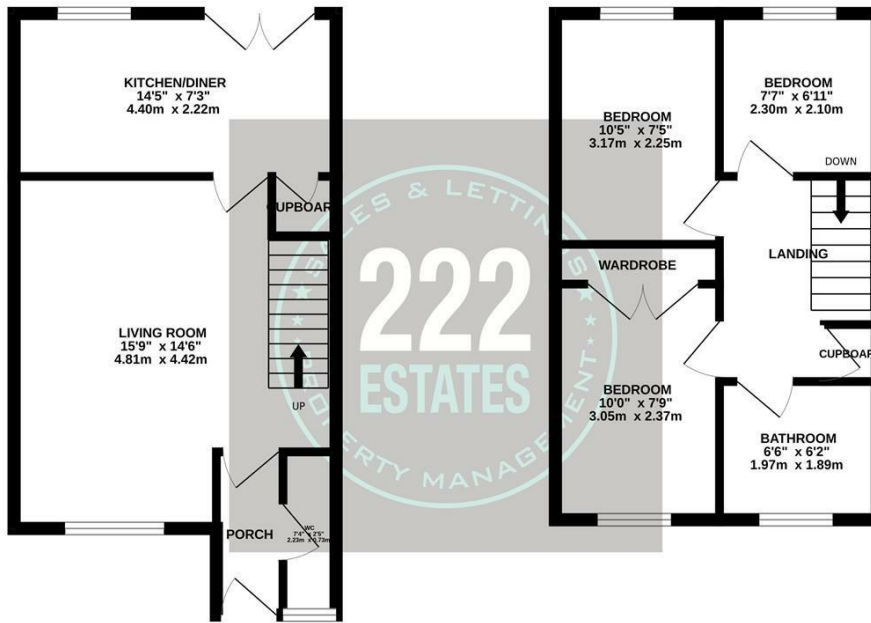
£1,200 PER MONTH

Stunning three bedroom townhouse located on the very popular Regency Square development close to Warrington Town Centre and Hospital. These properties very much suit tenants who like low maintenance modern homes - and this wonderful home is no exception! With allocated parking to rear for two vehicles, well kept gardens throughout the development and low maintenance private front and rear gardens. Internally the property is presented to a very high standard. Hallway entrance with nicely decorated downstairs WC to the side. Light and spacious lounge to the front and a modern kitchen diner to the rear overlooking the low maintenance private rear garden. To the first floor there are two double bedrooms (one with built in wardrobes), one single bedroom along with family bathroom. All decorated tastefully to a high standard. Please give 222 Estates a call to book a viewing at your earliest convenience.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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