



38 AMELIA STREET WARRINGTON, WA2 7QA

£850 PER MONTH

Welcome to this beautifully refurbished terraced house located on Amelia Street in Warrington. This charming property boasts a modern and inviting atmosphere, having been newly renovated throughout to meet contemporary living standards.

As you enter, you will be greeted by a spacious open-plan lounge that has been thoughtfully designed to create a warm and welcoming environment. This area is perfect for both relaxation and entertaining, providing ample space for family and friends. The property features two generously sized double bedrooms, ensuring comfort and privacy for all occupants.

The brand new kitchen is a highlight of the home, equipped with modern appliances and stylish finishes that make cooking a delight. The newly fitted bathroom complements the property perfectly, offering a fresh and clean space for your daily routines.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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