



## 270 GRASMERE AVENUE WARRINGTON, WA2 0LW

**£900 PER MONTH**

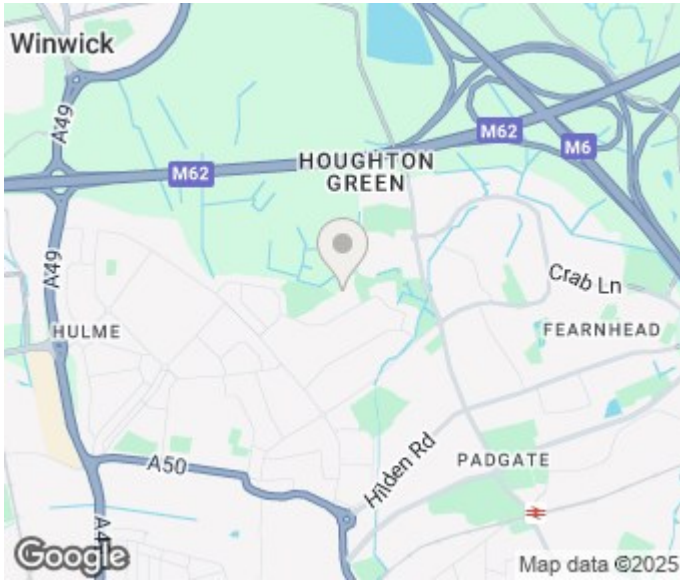
222 Estates bring to the rental market this very large three bedroom end terraced property offered part furnished and in excellent condition throughout. The owner is flexible with furniture so if some need to be removed this is fine.

The property itself is positioned in a quiet location - with gardens to front and rear. The porch entrance leads on to a large living room/dining space which is a fantastic hub of the hob. Modern high gloss kitchen. Utility room with WC.

To the first floor there are two double bedrooms, one single bedroom along with family bathroom.

Please give 222 Estates a call to book a viewing straight away!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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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