



## 33 LITTLETON CLOSE

WARRINGTON, WA5 1HB

£1,000 PCM

Nestled in the tranquil Littleton Close, Warrington, this charming semi-detached house offers a delightful living experience in a peaceful residential cul-de-sac. Perfectly suited for a family, this modern two-bedroom property is presented in excellent condition throughout, ensuring a comfortable and inviting atmosphere.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 90                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 72      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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