



## 31, ROOM 5 ROOME STREET WARRINGTON, WA2 7RA

£655 PER MONTH

Welcome to this beautifully presented en suite room located on Roome Street in Warrington. This fully furnished accommodation is perfect for those seeking a comfortable and modern living space. The property has been newly refurbished throughout, ensuring a fresh and inviting atmosphere.

This en suite room is part of a shared house, offering a great opportunity for social living while maintaining your own private space. The communal kitchen and dining area are well-equipped with ample storage and facilities, making it easy to prepare meals and enjoy dining with housemates.

One of the standout features of this property is that all bills are included in the rent, which covers high-speed Wi-Fi, providing you with convenience and peace of mind.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      |           |
| (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

222 Estates Lettings and Sales  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
info@222estates.co.uk  
www.222estates.co.uk

