



## 77 THELWALL LANE WARRINGTON, WA4 1LJ

**£950 PER MONTH**

222 Estates bring to the rental market this two bedroom mid terraced property positioned in a very popular location in the heart of Latchford Village. The property is in a convenient spot within a short drive to Warrington Town Centre as well as the very popular Stockton Heath.

Internally the property has just undergone a refresh with new carpets throughout, freshly painted and a new kitchen installation. The property provides two double bedrooms, two reception rooms as well as galley style kitchen and downstairs bathroom. The private rear garden can also double up as parking with a garage style door to the rear.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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