



## 187 WELLFIELD STREET WARRINGTON, WA5 1NX

£850 PER MONTH

Nestled on Wellfield Street in Warrington, this charming terraced house presents an excellent opportunity for those seeking a modern and comfortable home. The large, knocked-through lounge creates a welcoming atmosphere, perfect for family gatherings or quiet evenings in.

With two generously sized double bedrooms, this home is ideal for couples, small families, or individuals looking for extra space. The bathroom has been tastefully updated, ensuring a contemporary feel throughout the property. The modern kitchen is a highlight, featuring sleek finishes and ample storage, making it a delightful space for culinary enthusiasts.

The house has been completely renovated, meaning you can move in with ease and enjoy the fresh, stylish interiors without the need for immediate work. Additionally, the garden fronted aspect adds to the property's appeal, providing a pleasant view and a touch of greenery.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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