



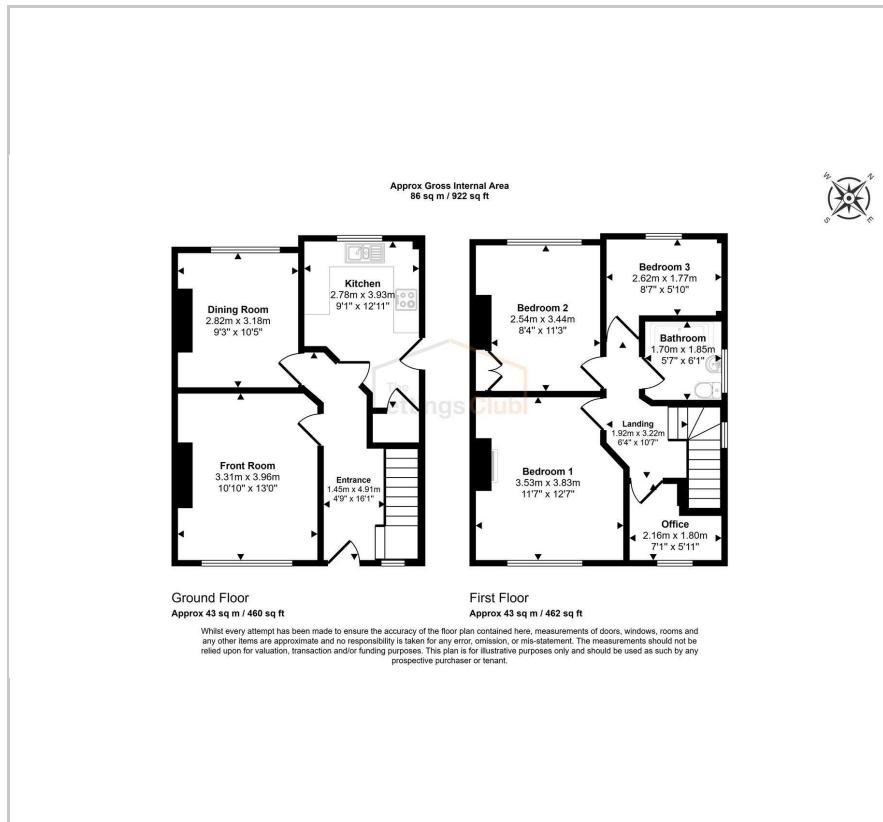
4 Cambrai Avenue

Warrington, WA4 6QU

£1,500 Per month



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our The Lettings Club North West Office on 0330 133 4919 if you wish to arrange a viewing appointment for this property or require further information.



Available Immediately - Spacious Three-Bedroom Semi Detached Family Home in Latchford

We're delighted to present this beautifully refurbished and generously proportioned family home, ideally positioned for convenient access to Stockton Heath, and Warrington boasting excellent local amenities.

Offered unfurnished and available for immediate move-in, the property has been finished to a high standard throughout, ready to welcome its new occupants.

Property Highlights

Ground Floor:

Step through a welcoming entrance hall into a bright and spacious hallway leading to bright living, separate dining room/playroom overlooking the garden. The modern fitted kitchen offers ample storage and a handy pantry cupboard.

First Floor:

Upstairs, the property comprises three well-presented bedrooms, including a generous master, a further good-sized double, single room and a forth room ideal for office/nursery. The stylish family bathroom features a contemporary suite with easy-to-maintain cladding and a large double shower enclosure.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.