



**156 Ashton Road, Warrington  
Cheshire WA3 3UY**

**£875 PCM**

Hyde Estates are pleased to present this modern two bedroom triplex apartment to let. Located in a purpose built modern block with communal parking and gardens. The property features a private entrance and is well presented throughout. Offered unfurnished and available now



Accommodation

The accommodation comprises; private ground floor entrance with carpeted stairs to the first floor. From the first floor landing is a carpeted open plan living room with modern fitted kitchen that features a range of wall and base mounted cupboards with contrasting working surfaces, tiled splashbacks, integral gas hob/oven/extractor, stainless steel sink with mixer tap, plumbing for a washing machine and space for a fridge freezer. There is also a single carpeted bedroom and modern bathroom with a white suite of; bath with over bath shower, glass shower screen, WC and washbasin on pedestal base. To the second floor is the main bedroom with Velux windows, storage cupboard and a modern en-suite shower room.

Room Measurements

- Lounge - 8`11" x 7`12"
- Kitchen - 13`7" x 13`4" at extremes
- Bedroom 1 - 16`8" x 14`7" at extremes
- Ensuite - 6` x 5`4"
- Bedroom 2 - 10`2" x 8`3"
- Bathroom - 7`9" x 5`6"

Parking

Communal residents parking available.

Additional Information

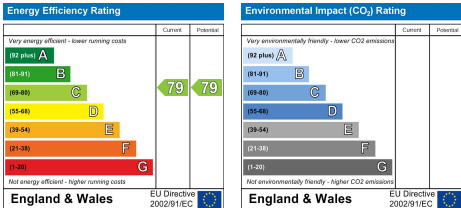
Benefits; gas central heating, uPVC double glazed windows and door entry system.

Council Tax

Wigan Council, Band B.

Viewings

Viewings to be arranged via Hyde Estates & Lettings on 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB