

Rent  
Me



## Princess Avenue, Warrington.

£800 pcm

Sought After & Desirable Location | Three Bedrooms | Modern Kitchen With Integrated Appliances |  
Downstairs WC & Upstairs Bathroom | Spacious Garden |



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Ashtons have available to let this beautifully extended three bed semi-detached house in the sought after area of Warrington. This ideal family home is situated in a peaceful location with river views. The property is close to great commuter links to the M6 and M62 and walkable to shops and amenities. Immaculately presented and neutrally decorated throughout the property in brief comprises: porch area, spacious living room, large ground floor extension which houses the modern high gloss kitchen with integrated appliances, there is also a downstairs WC and storage/Utility Room. To the first floor are three well proportioned bedrooms, the master benefiting from inbuilt wardrobes and a large family bathroom with shower over bath. Externally is a low maintenance front yard and a large rear garden with partially grassed and paved areas. Also benefiting from secure parking to the side of the property behind locked gates, and ample space for on road parking. The property is available from mid November.



*Contact your local office  
to arrange a viewing:*

**Padgate:** 01925 479334  
**Great Sankey:** 01925 454300  
**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
**Lettings Head Office:** 01925 873533  
**Financial Services:** 01925 221234

**Viewing Arrangements**

Viewing is strictly by appointment only through Ashtons Estate Agency.

**Disclaimer Property Details**

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