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HOWELL & CO.
SALES & LETTINGS









32 Brian Avenue, Warrington, WA4 2BG

£2,000 PCM

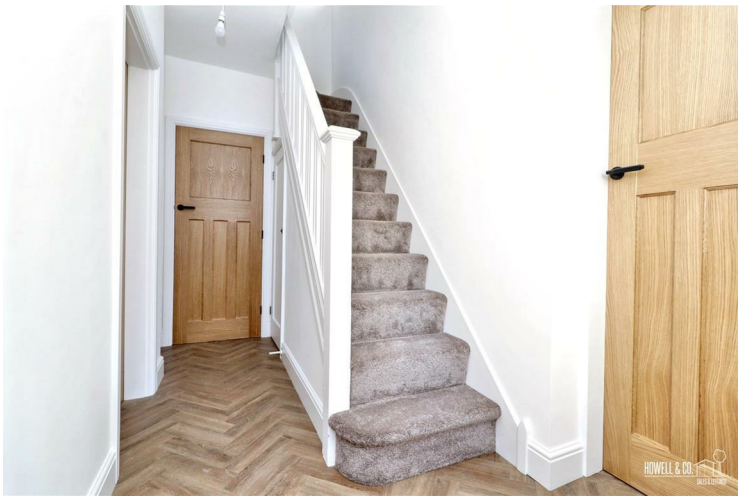
We are delighted to offer for rent this impressive extended semi-detached property, situated on Brian Avenue in the highly desirable area of Stockton Heath, conveniently positioned within easy reach of the village centre and its excellent range of shops, bars, restaurants and amenities.

Having been newly refurbished throughout, the property offers stylish, contemporary accommodation finished to a high standard, with the added benefit of a versatile fourth bedroom located on the ground floor.

The ground floor briefly comprises an entrance hall, separate lounge and a superb, spacious open-plan kitchen/dining/living area, providing an ideal space for both everyday family living and entertaining. The contemporary kitchen is fitted with a central island and a range of integrated appliances, whilst large sliding doors flood the space with natural light and provide direct access to the rear garden. There is also a separate utility room, a convenient ground-floor WC and the additional fourth bedroom.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

ENTRANCE HALLWAY



A welcoming entrance hallway featuring stylish herringbone-effect flooring, neutral décor and a staircase leading to the first floor. Providing access to the ground floor accommodation.

W/C



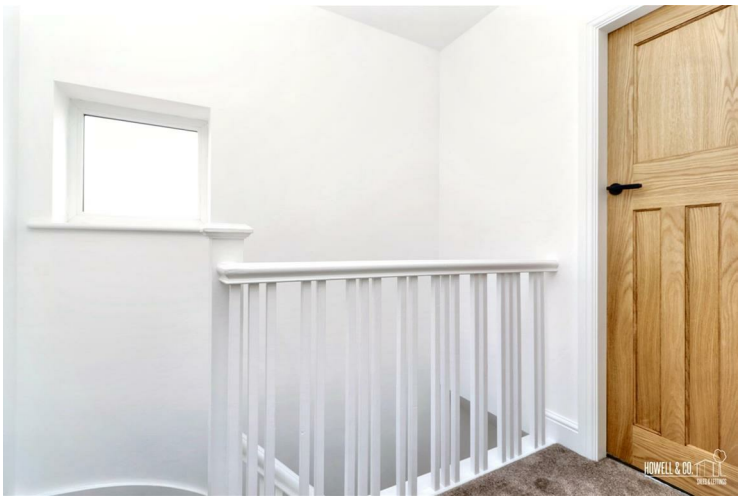
A modern and convenient ground floor WC featuring a wash hand basin with vanity unit, contemporary tiled walls and a heated towel rail.

LOUNGE



A bright and spacious separate lounge featuring a large front-facing bay window, allowing plenty of natural light. Finished with contemporary herringbone-effect flooring, neutral décor and a feature fireplace, providing an inviting space for relaxation.

FIRST FLOOR LANDING



A bright first floor landing featuring neutral décor, fitted carpet and contemporary wooden internal doors, providing access to the three first floor bedrooms and family bathroom.

KITCHEN/DINER



An impressive, extended open-plan kitchen, dining and living area, beautifully finished to a high standard. The contemporary kitchen features a range of modern wall and base units, complementary work surfaces, a central island and integrated appliances. The spacious layout provides ample room for dining and additional seating, while large sliding doors offer direct access to the rear garden and flood the room with natural light.

UTILITY ROOM

A separate utility room providing additional space for laundry appliances and household storage, offering practicality and convenience away from the main kitchen area.

BEDROOM ONE



A generously proportioned double bedroom featuring a large front-facing bay window, neutral décor and fitted carpet. Offering ample space for a double bed, wardrobes and additional bedroom furnishings.

BEDROOM TWO



A spacious second bedroom featuring neutral décor, fitted carpet and a window providing natural light. Offering flexibility for a range of bedroom furnishings.

BEDROOM THREE



A well-presented third bedroom featuring neutral décor, fitted carpet and a window providing natural light. Ideal for use as a single bedroom, nursery or home office.

BEDROOM FOUR



A versatile ground floor bedroom featuring stylish herringbone-effect flooring, neutral décor and a front-facing window. Offering flexibility for use as an additional bedroom, home office or playroom.

BATHROOM



A beautifully finished modern family bathroom comprising a panelled bath with shower attachment, wall-mounted wash hand basin and WC. Complemented by contemporary grey tiling and a frosted window providing natural light and privacy.

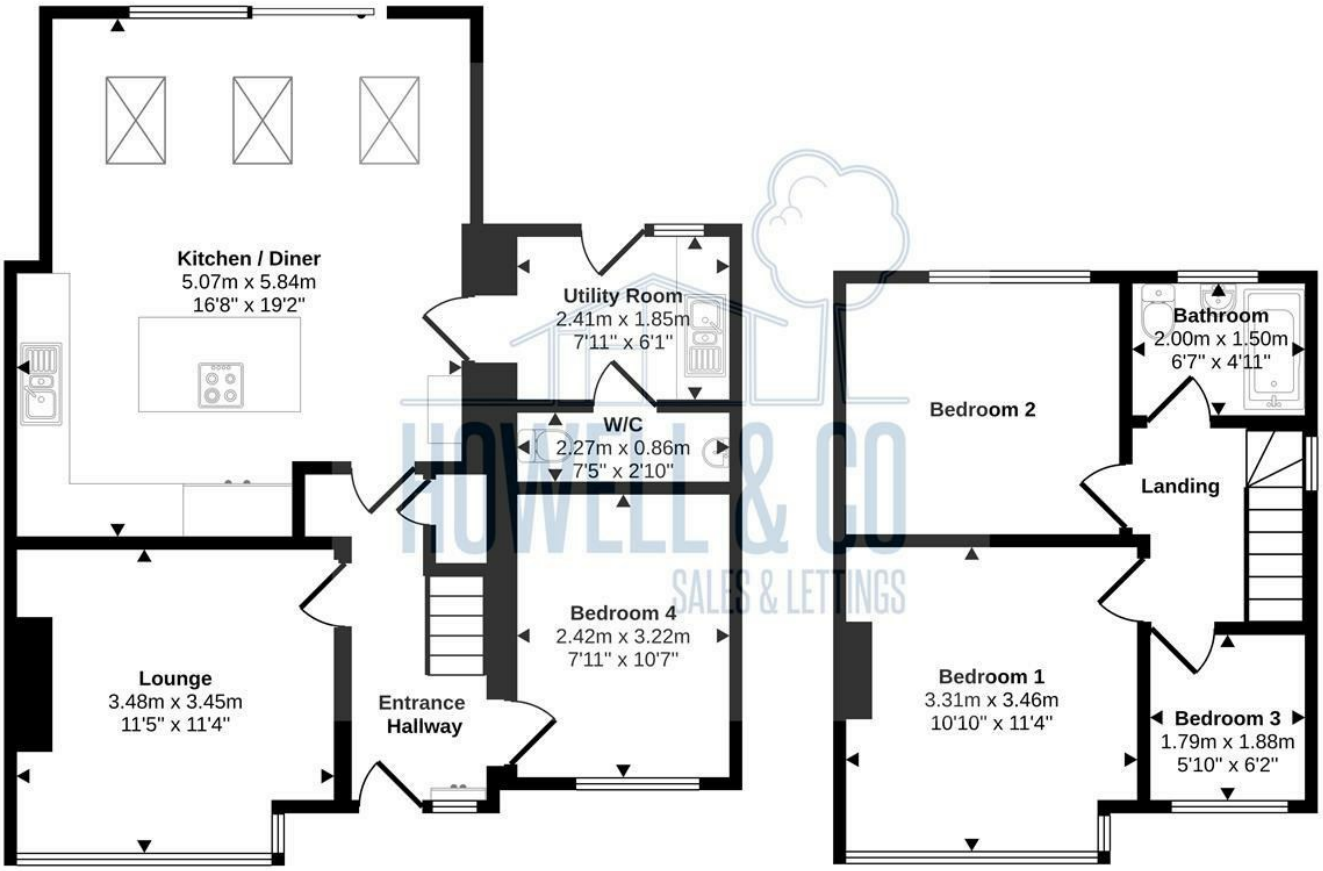
OUTSIDE





Externally, the property benefits from well-maintained gardens to both the front and rear. The generous rear garden is predominantly laid to lawn, offering an ideal space for outdoor relaxation and family activities. To the front, a large driveway provides ample off-road parking for multiple vehicles.

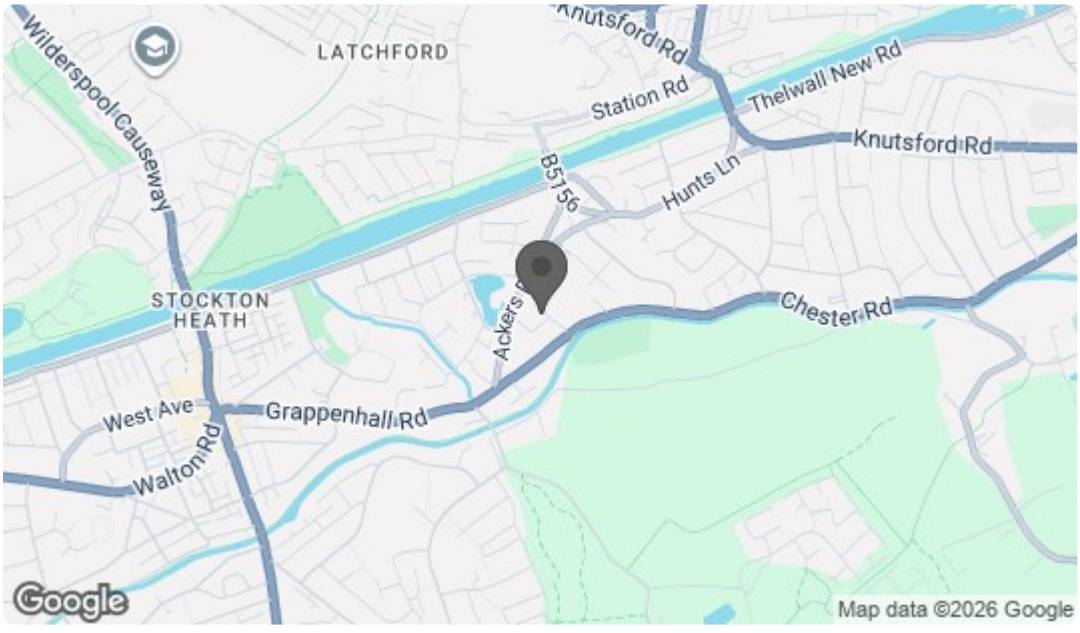
Approx Gross Internal Area
96 sq m / 1038 sq ft

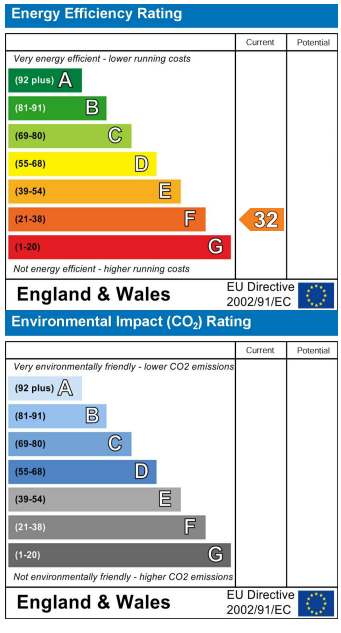


Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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