



## 99 Westbrook Crescent, Warrington, WA5 8TE

£1,600 PCM

This 4-bedroom detached family home sits on a large plot and has pride of place at the end of a quiet residential cul-de-sac in the popular area of Old Hall.

Briefly comprising entrance hallway, modern kitchen-diner, separate utility room, spacious lounge with french doors leading into the garden, downstairs WC, 4 bedrooms with an en-suite to the master and a family bathroom with 3-piece white suite.

The house has a sizeable enclosed rear garden, double garage with up-and-over doors and driveway parking for 2 cars.

The property is available to move into immediately.

Council tax band D

EPC Rating D



- Front Exterior
- Hallway
- Downstairs W.C.
- Lounge
- Dining room
- Kitchen
- Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Rear Exterior
- Utility room
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>83</b>
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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