

Flat 36 Siding Court Guest Street,  
Widnes, Cheshire, WA8

**£595 per month Unfurnished**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



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Council Tax Band: B  
EPC Rating: C

\*\*Available with Zero Deposit Guarantee\*\*

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Simply Stylish and ready to go!! This TWO BEDROOM, SECOND FLOOR apartment is situated within close proximity to Widnes town centre, tons of local amenities and ideally located for easy access for motorway/transport links.

In brief it comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom - With the additional benefits of off-road parking, intercom entrance and a well maintained...

Hallway

Storage cupboard, fully carpeted

Lounge

UPVC double glazed window to front aspect. Carpeted Flooring and Electric heating radiator.

Kitchen

UPVC double glazed window to side aspect. Fitted with wall and base units incorporating a 1 1/2 sink bowl unit, hob with overhead extractor hood, electric fan oven, integrated washing machine and free standing Fridge Freezer. Vinyl flooring.

Bedroom One

UPVC double glazed window to front aspect. Electric heating. Carpeted.

Bedroom Two

UPVC double glazed window to front aspect. Electric heating. Carpeted.

Bathroom

Bath with overhead shower. Pedestal wash basin. Low level WC and vinyl flooring.

External

Off road parking and intercom entrance to

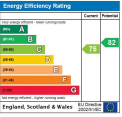
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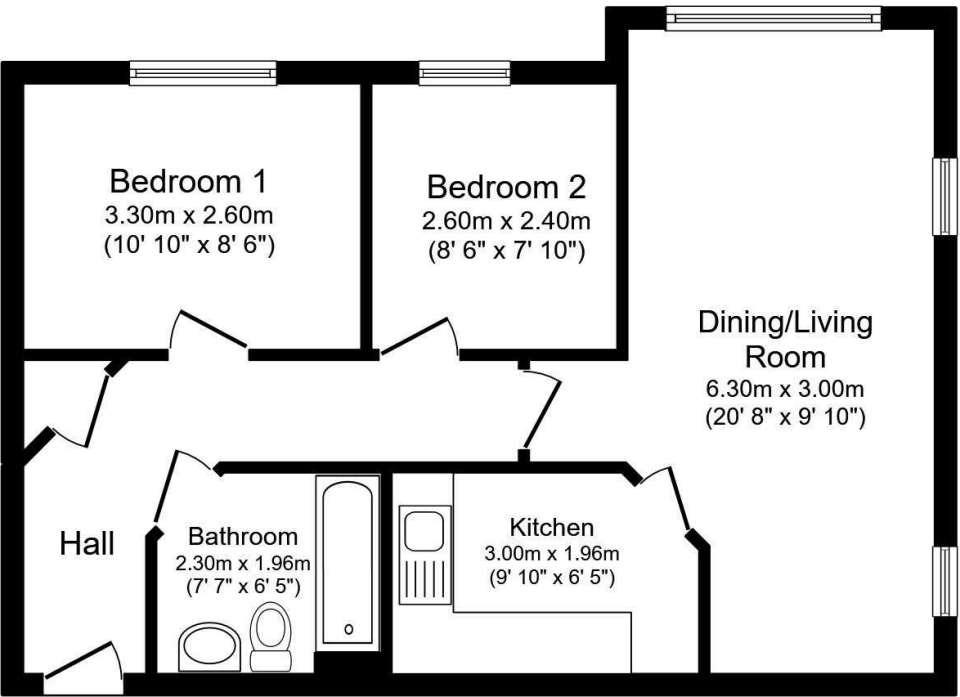
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 52.9 sq.m. (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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