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## 6 Springfield Avenue, Warrington, WA4 2NN

**£1,350 PCM**

SEMI DETACHED PROPERTY, FOUR BEDROOMS, KITCHEN WITH OVEN AND HOB, TWO AND A HALF BATHROOMS, TWO RECEPTIONS, GARAGE, DRIVEWAY PARKING, REAR ENCLOSED YARD

Howell and Co. are thrilled to introduce this beautiful four bedroom semi detached property, located on Springfield Avenue in Grappenhall, just a short walk away from local amenities in both Latchford and Grappenhall Villages.

Presented to a high standard throughout the accommodation briefly comprises; entrance porch, down stairs w.c, a gorgeous living room with stunning feature fireplace, modern fitted kitchen with integrated oven and gas hob open plan with the large family dining room, utility room with plumbing for a washing machine. To the first floor are four great sized bedrooms and a family shower room featuring a shower unit, and an ensuite to the master bedroom. Benefiting from Upvc double glazing and Gas central heating throughout, the property also has driveway parking suitable for a number of cars, and an enclosed garden to the rear providing private outside space, perfect for summer days.

This beautiful property is available immediately and early viewing is highly recommended to avoid disappointment.



## EXTERNAL



Externally, this property has off road driveway parking, suitable for a number of cars, door access to the garage and a large rear enclosed garden.

## KITCHEN



Modern kitchen, with a range of wall, base and larder units. Incorporating sink with mixer tap, integrated oven and gas hob with extractor over. Complete with part tiled walls and a upvc double glazed window to the rear elevation.

## LIVING ROOM



Living room with beautiful feature fireplace, complete with grey carpeted flooring, and a Upvc double glazed window to the front elevation.

## DINING ROOM



Dining room, open plan to the kitchen with beautiful feature fireplace, complete with wooden flooring, and a Upvc double glazed window and double doors to the rear elevation.

## BEDROOM ONE



Bedroom with beautiful feature fireplace, complete with a Upvc double glazed window to the front elevation, with access to the en suite.

## EN-SUITE



Three piece suite, incorporating a low level w.c, pedestal hand wash basin and free standing corner shower, complete with a upvc double glazed window to the front elevation

## BEDROOM TWO



Bedroom complete with a Upvc double glazed window to the front elevation.

## BEDROOM THREE

Bedroom complete with a Upvc double glazed window to the rear elevation.

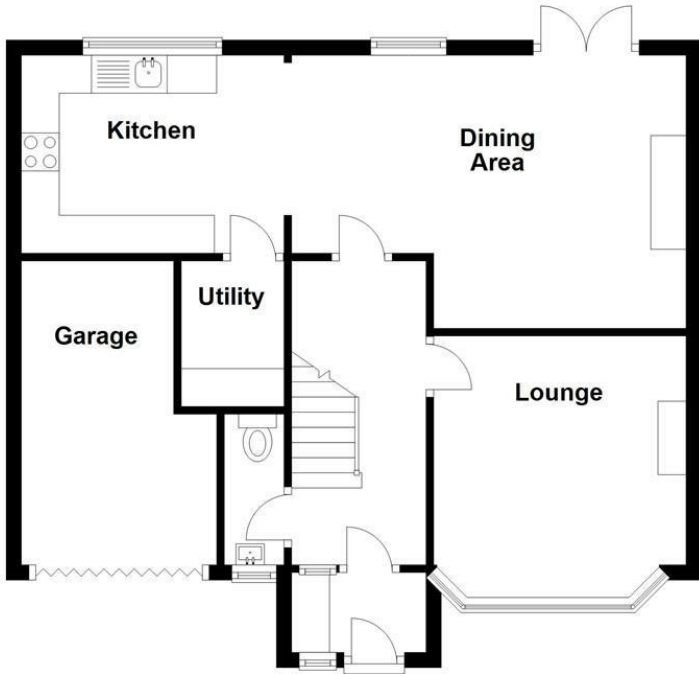
## BEDROOM FOUR



Bedroom complete with a Upvc double glazed window to the rear elevation.

### Ground Floor

Approx. 61.6 sq. metres (662.6 sq. feet)

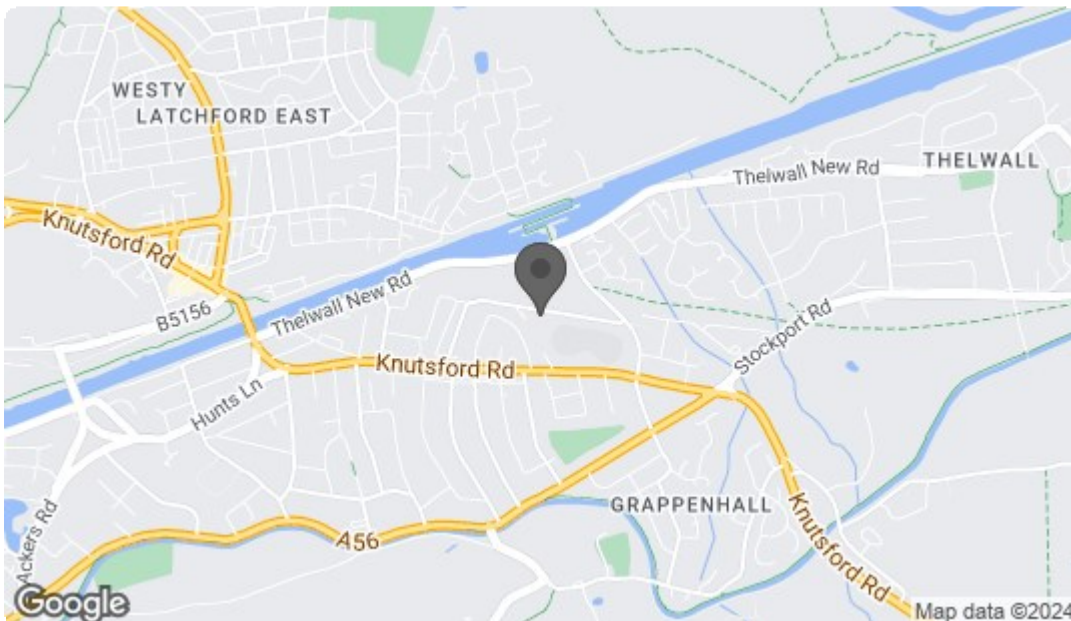


### First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 120.9 sq. metres (1300.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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