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8 Sandhurst Street, Warrington, WA4 1LZ

£850 Per Month

END TERRACED HOUSE, TWO RECEPTION ROOMS, MODERN FITTED KITCHEN WITH BUILT IN OVEN AND HOB, TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM, REAR ENCLOSED YARD, POPULAR LOCATION, WITHIN WALKING DISTANCE OF TOWN CENTRE.

Howell and Co. are delighted to offer, brand new to the rental market, this modernised two bedroom end terraced property ideally situated on Sandhurst Street. Just a short walk away from the heart of Latchford Village and all its amenities.

Presented to a high standard throughout the accommodation briefly comprises; Two generous reception rooms with through doors and modern fitted kitchen with oven and hob and on the ground floor. To the first floor are two double bedrooms and a family shower room featuring a shower unit. Benefiting from Upvc double glazing and Gas central heating, the property also has an enclosed courtyard 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 the property has an enclosed rear yard with gate access.

KITCHEN



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob, part tiled walls, ceramic tiled floor, exterior door leading to the rear yard.

LOUNGE



Accessed via a Upvc front door, Upvc double glazed window to the front elevation, stairs leading to the first floor accommodation, double door leading to the dining room.

DINING ROOM



Accessed via double doors from the lounge, Upvc double glazed window to the rear elevation.

BEDROOM ONE



Double bedroom with inset ceiling spot lighting, Upvc double glazed windows to the rear elevation.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation.

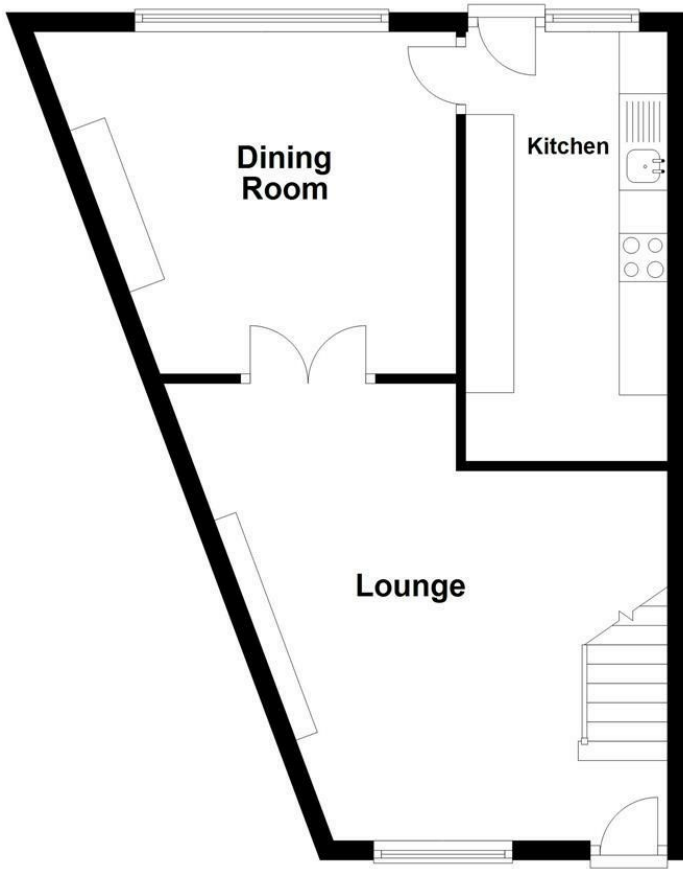
SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin and double walk in shower enclosure, tiled walls, Upvc double glazed window to the rear elevation.

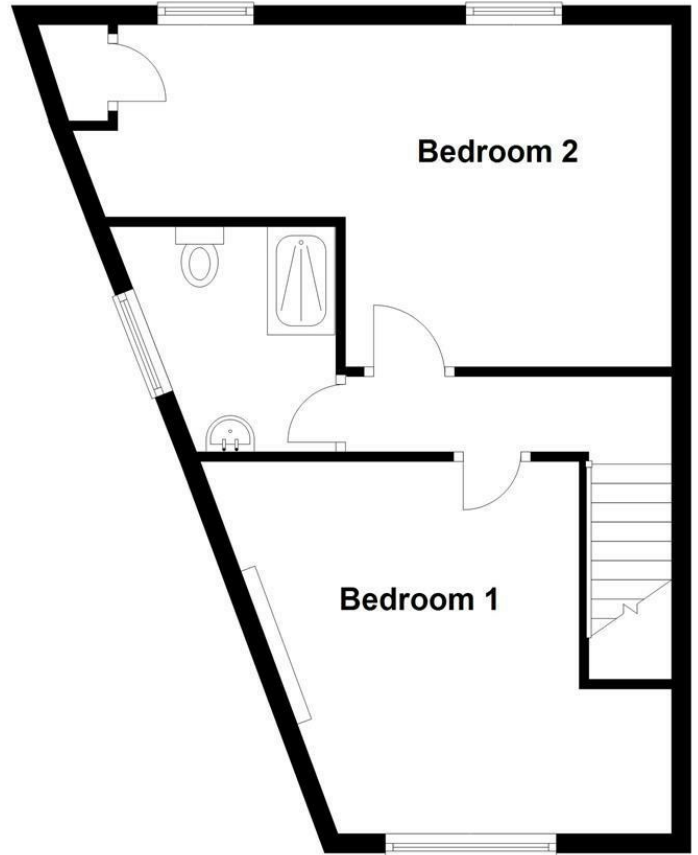
Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)

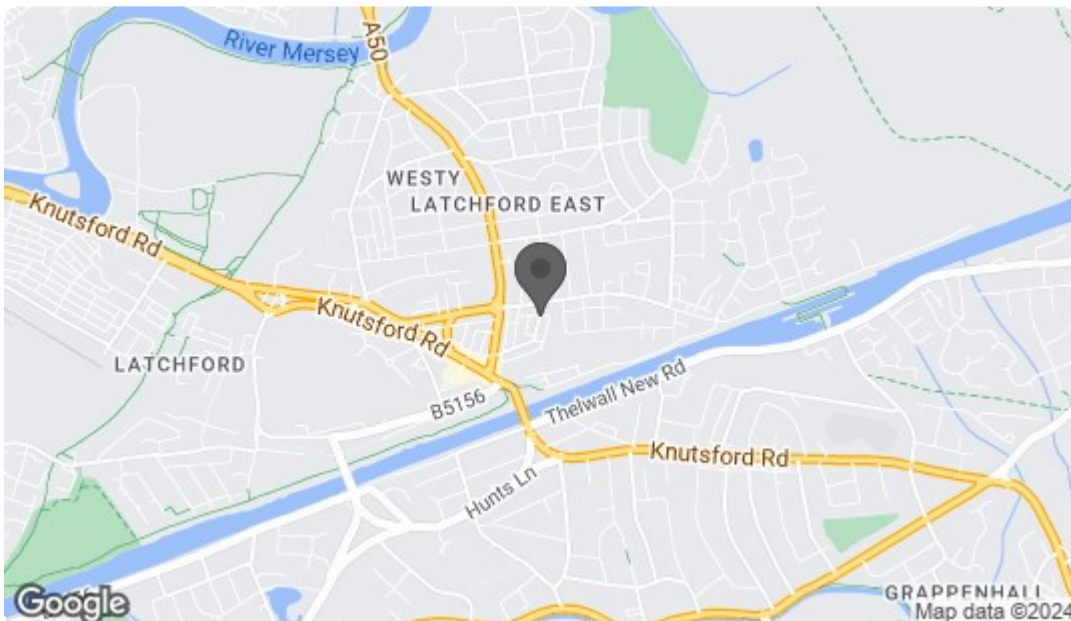


First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		63	
(55-68) D			
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	