

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 23 Windsor Drive, Warrington, WA4 2NU

**£1,300 Per Month**

SEMI DETACHED HOUSE, THREE BEDROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, DRIVEWAY PARKING, FRONT AND REAR GARDENS, AVAILABLE NOW, PETS CONSIDERED.

Howell & Co. are delighted to introduce new to the lettings market this three bedroom semi-detached property in Grappenhall, one of south Warrington's most desirable residential areas. Finished to a high standard with tasteful interior decor throughout. The accommodation briefly comprises; Spacious lounge, fully fitted dining / kitchen with built in oven and hob. To the first floor are 2 generous double bedrooms and a further smaller double bedroom and a modern family bathroom complete with a shower over the bath.

The property has the benefit of off road parking, UPVC double glazing and gas central heating throughout.

A lovely feature of this house is the rear garden, large and laid mainly to lawn it also has an attractive paved area. To the front there is a driveway. Occupying a prime position close to all local amenities and just a short drive from access to both the M6 and M56 motorways the property would make a perfect family home. Available for occupation immediately, early viewing is highly recommended.

**ENTRANCE HALLWAY**

**CLOAKROOM/W.C**

**FAMILY LOUNGE**



**BEDROOM TWO**



**BEDROOMS THREE**

**BATHROOM/W.C**



**DINING KITCHEN**



**FIRST FLOOR LANDING**

**BEDROOM ONE**



**OUTSIDE**



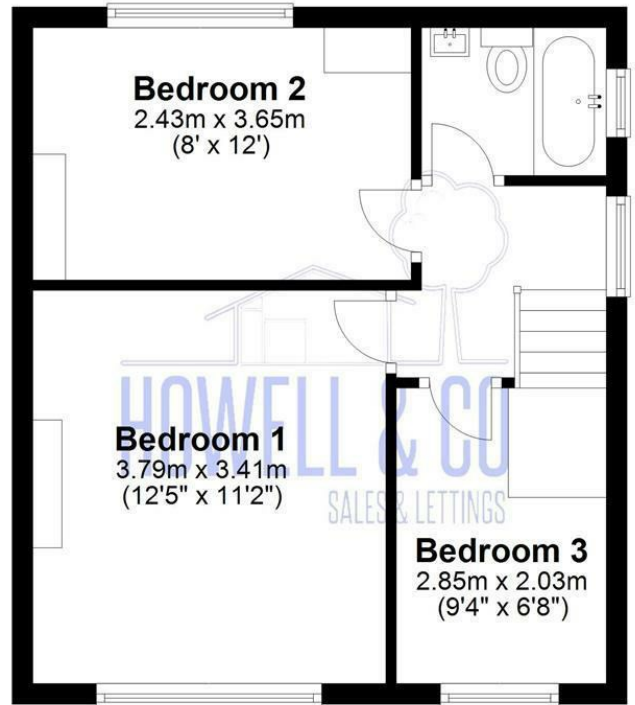
## Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)

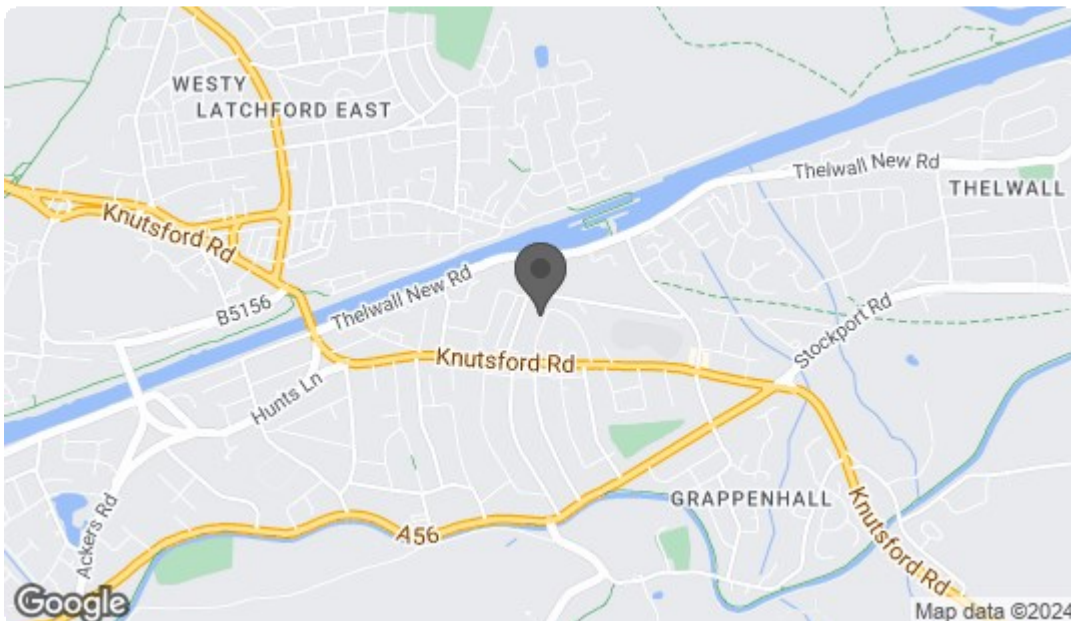


## First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		