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25 Hale Street, Warrington, WA2 7PH

£800

MID TERRACED HOUSE, TWO DOUBLE BEDROOMS, KITCHEN WITH BUILT IN OVEN AND HOB, UTILITY ROOM, POPULAR LOCATION, WELL PRESENTED THROUGHOUT, UPVC DOUBLE GLAZING, AVAILABLE NOW, VIEWING RECOMMENDED.

We are delighted to offer for rental this fabulous mid terraced property which is situated in a popular location and is presented to a high standard. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Lounge, fitted kitchen with freestanding cooker, utility room, bathroom/w.c, first floor landing and two double bedrooms. Externally the property has an enclosed rear yard area with gate access. Viewing recommended.

LOUNGE



Accessed via a Upvc double glazed front door, Upvc double glazed window to the front elevation, wood laminate flooring.

BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with mixer shower attachment and glass shower screen.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, part tiled walls, Upvc double glazed window to the rear elevation, freestanding cooker with extractor above, stairs leading to the first floor accommodation.

FIRST FLOOR LANDING

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation.

UTILITY



Plumbed for a washing machine, part tiled walls, exterior door leading to the rear yard.

BEDROOM TWO

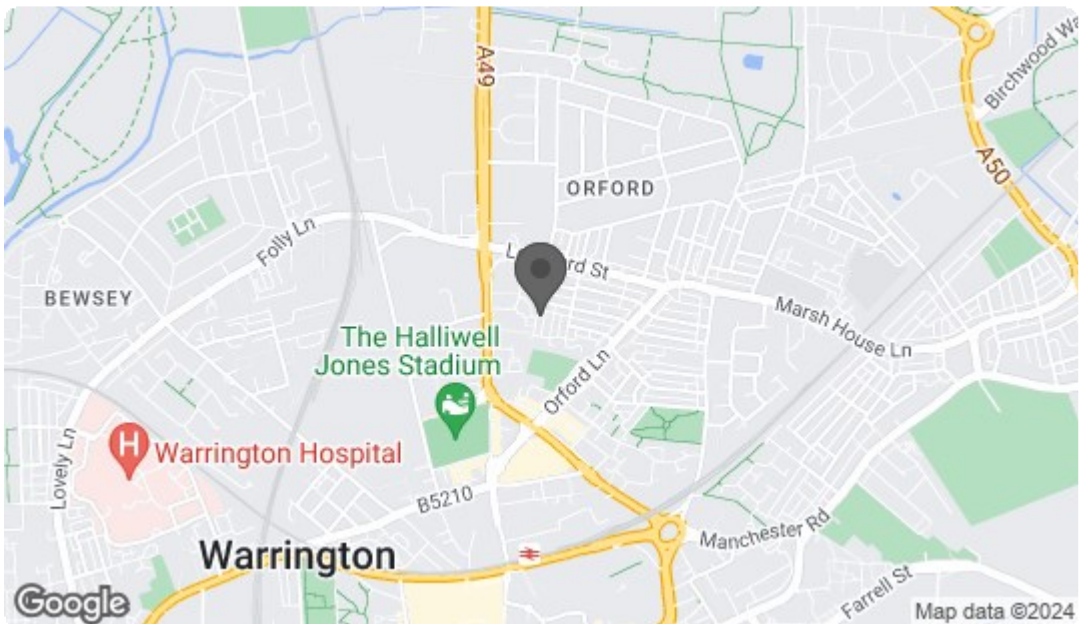


With a Upvc double glazed window to the rear elevation.

OUTSIDE



Externally there is an enclosed rear yard with gate access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		