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23 Myrtle Grove, Warrington, WA4 1EE

£950 PCM

TERRACED PROPERTY, THREE BEDROOMS, CONVERTED LOFT, KITCHEN WITH OVEN AND HOB, BATHROOM WITH SHOWER OVER BATH, OPEN PLAN LIVING AND DINING ROOM, GREAT LOCATION, CLOSE TO LOCAL AMENITIES, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, VIEWING RECOMMENDED

Howell and Co. are thrilled to offer to the rental market this beautifully modern three bedroom terraced property, with a converted loft. This property is conveniently located on Myrtle Grove in Latchford, close to an array of local amenities.

This amazing property briefly comprises: living room with stunning feature fireplace, with archway through to the dining room, large modern kitchen complete with oven and hob, utility room with plumbing for a washing machine, to the first floor there are two great sized double bedrooms, a further single bedroom and family bathroom with shower over bath and to the second floor is a converted loft space. Benefiting from Upvc double glazing and Gas central heating, this property has a rear enclosed court yard, and viewing is highly recommended.

Latchford is a short distance away from both Grappenhall, and Stockton Heath Villages, and all their wonderful amenities. It is a short drive away from the Town Centre, and its array of shops, clubs, bars and restaurants. This is where Warrington's two main railway stations are: Warrington Central and Bank Quay, both bringing fast and frequent train services connecting you to any part of the country. The area benefits from being close to local motorway systems, which allows for easy commuting from Liverpool, Manchester, Chester, etc.

EXTERNAL



Externally this property has a rear enclosed courtyard.

KITCHEN



Beautiful modern kitchen with a range of wall, base and larder units. Incorporating oven and gas hob with extractor over, Belfast sink and breakfast bar. Complete with a large upvc double glazed window, wooden floors and part tiled walls.

LIVING ROOM



Spacious living room complete with a beautiful feature fireplace, a large upvc double glazed window to the front elevation, forrest green painted feature wall and wooden floors.

DINING ROOM



Spacious dining room, with archway into living room, with the same forrest green feature wall, a upvc double glazed window to the rear elevation and wooden floors.

MASTER BEDROOM



L shaped master bedroom with half and half feature wall. Complete with carpeted floors and Upvc double glazed windows to the front elevation.

SECOND BEDROOM



Great sized second bedroom with olive green feature wall and a upvc double glazed window to the rear elevation.

THIRD BEDROOM



Third bedroom with navy blue feature wall and a upvc double glazed window to the rear elevation.

LOFT FLOOR



Converted loft with grey paneling feature wall and light grey carpets. Complete with a Upvc double glazed window to the front elevation.

BATHROOM



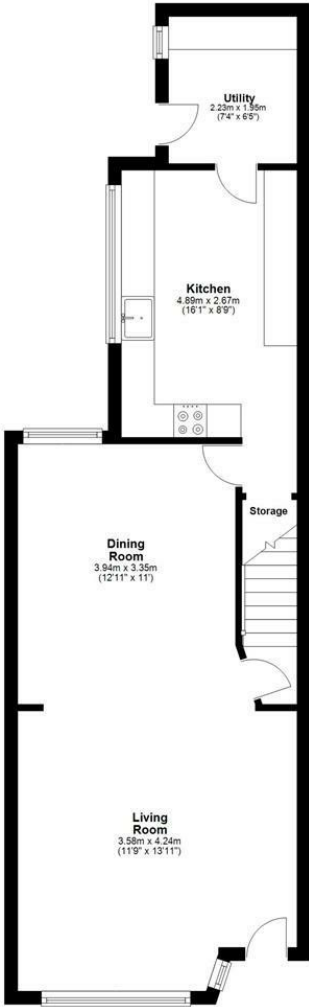
Modern three piece bathroom, incorporating low level w.c, hand wash basin on storage unit and bath with shower over. Complete with wooden floors, part tiled walls and a Upvc double glazed window to the rear elevation.

UTILITY

Utility room with a range of wall and base units, plumbing for a washing machine and a Upvc double glazed window to the side elevation.

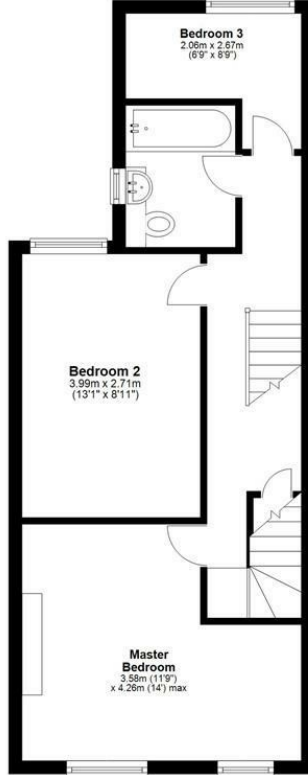
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



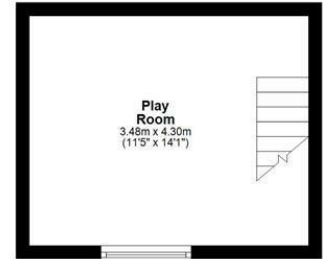
First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)

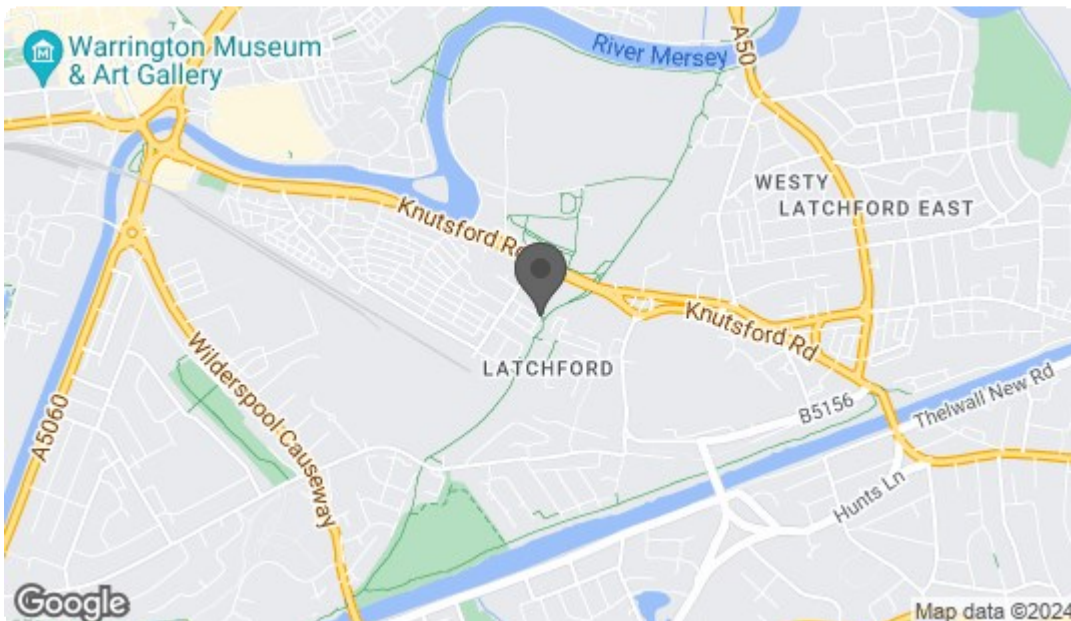


Loft Level

Approx. 15.0 sq. metres (161.0 sq. feet)



Total area: approx. 107.2 sq. metres (1154.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(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	