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49 Nook Lane, Warrington, WA4 1PA

£900 PCM

END TERRACE PROPERTY, TWO BEDROOMS, FULLY FITTED KITCHEN WITH GAS HOB, BATHROOM WITH SHOWER OVER BATH, REAR ENCLOSED YARD, AVAILABLE NOW

Howell and Co. are delighted to offer to the rental market, this beautiful end terrace property, on Nook Lane. Only a short walk away from the heart of Latchford village, and all its amenities.

This property is presented to a high standard throughout and briefly comprises: entrance hall with stairs leading up, living/dining room, kitchen complete with oven and gas hob. To the first floor, this house is complete with two double bedrooms, and a modern bathroom.

The property benefits from Upvc double glazing, gas central heating, and a well kept garden to the rear.
This property is available as soon as possible and is sure to attract lots of interest, therefore, viewing is highly recommend.

Occupying a desirable location on Nook Lane, this accommodation is a short drive away from Warrington Town Centre and its array of amenities including shops, clubs, bars and restaurants. The area benefits from being close to local bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

EXTERNAL



Externally, this property has a rear well kept garden.

KITCHEN



Kitchen complete with a range of wall and base units, with oven and gas hob with extractor over, and stainless steel sink with mixer tap. Upvc double glazed window to the rear elevation and light painted walls.

LIVING/DINING



Good sized living/dining room with UPVC double glazed window to the front elevation

BEDROOM ONE



Double bedroom, with dark grey carpets, and a UPVC double glazed window to the front elevation.

BEDROOM TWO

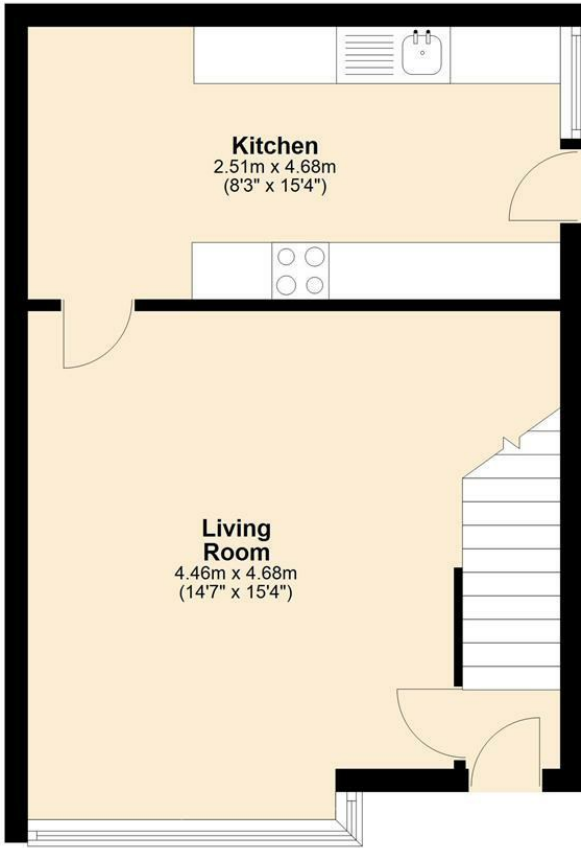
Good size bedroom with Upvc double glazed window to the rear of the property

BATHROOM

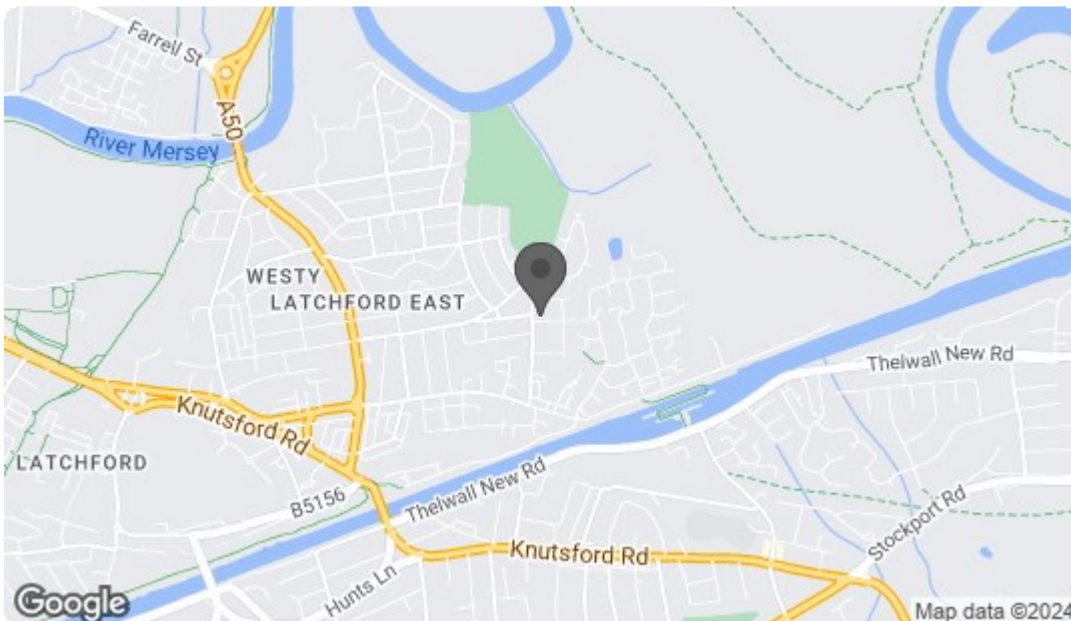
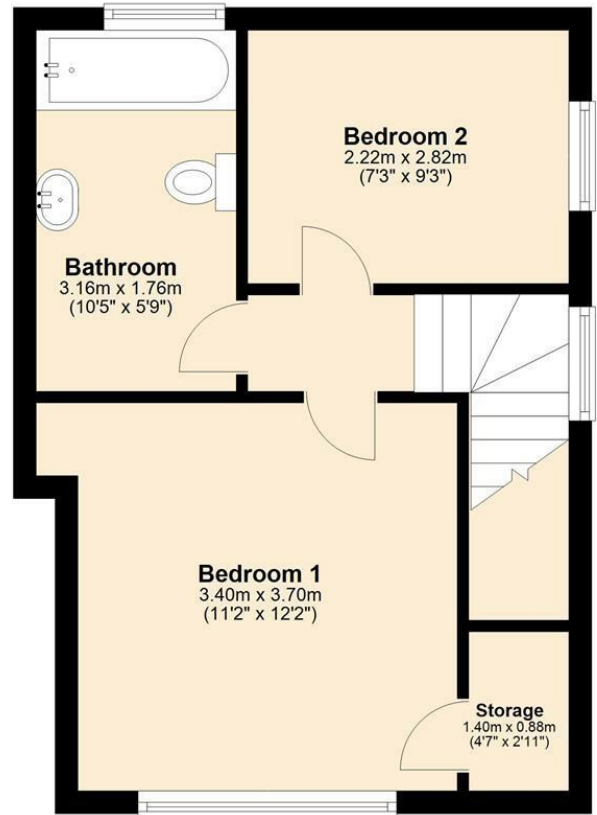


Fitted with a low level w.c, hand wash basin with storage cupboard and panelled bath with shower over, part tiled walls and a Upvc double glazed window to the rear elevation.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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		
(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	