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185 Park Road South, Newton-Le-Willows, WA12 8HU

£900 PCM

SEMI DETACHED PROPERTY, THREE BEDROOMS, FRONT AND REAR GARDENS, TWO RECEPTION ROOMS, DRIVEWAY PARKING, SINGLE GARAGE, GREAT LOCATION, AVAILABLE NOW, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the rental market, this amazing three bedroom property located on Park Road South, close to local amenities.

This property, situated in a great location, is presented to a high standard throughout and briefly comprises: entrance hall, living room with fireplace, dining room, fully fitted kitchen complete with oven, and gas hob and white goods. The ground floor is complete with access to the single garage. To the first floor, this house is complete with three good sized bedrooms, and a modern bathroom with separate shower and bath.

The property benefits from Upvc double glazing, gas central heating, off road driveway parking, single garage and well kept gardens to the front and rear elevations.

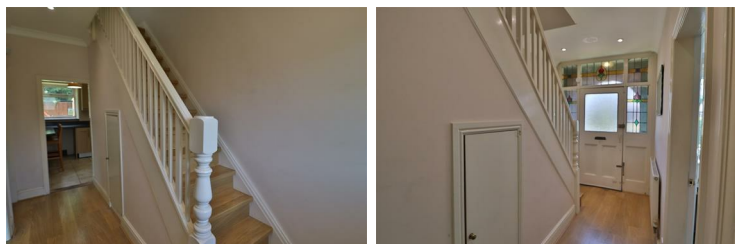
This property is available immediately and is sure to attract lots of interest, therefore, viewing is highly recommend.

EXTERNAL



Externally, this property has off road drive way parking, suitable for a number of vehicles and well kept gardens to the front and rear.

ENTRANCE HALL



Spacious hallway, with stairs leading up and access to the living and dining rooms and the kitchen.

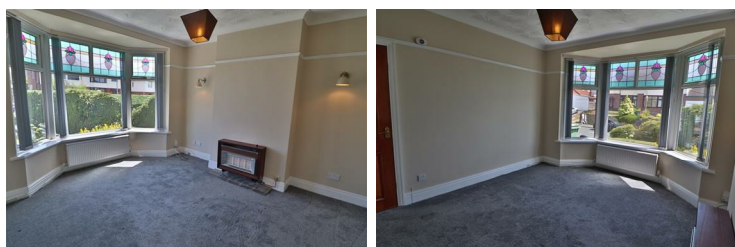
KITCHEN



Great sized kitchen, complete with a range of wall and base units, including fridge freezer and washing machine, electric oven and gas hob, and stainless steel sink with mixer tap.

The kitchen is complete with two Upvc double glazed windows to the rear elevation, light painted walls, tiled flooring and access to the garage.

LIVING ROOM



Spacious living room complete with carpeted flooring, a large Upvc double glazed bay window, light painted walls and fireplace.

DINING ROOM



Spacious dining room complete with carpeted flooring, a large Upvc double glazed window to the rear elevation and a fireplace.

LANDING

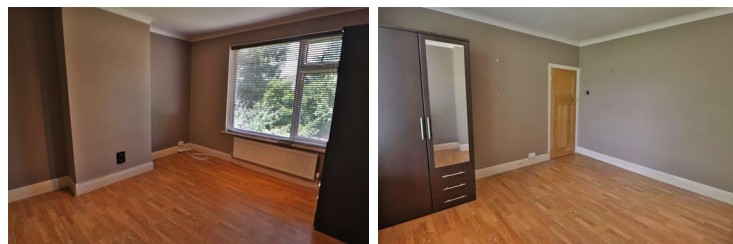
Allowing access to all three bedrooms and the bathroom. Complete a Upvc double glazed window.

BEDROOM ONE



Great sized bedroom, complete with a large Upvc double glazed bay window to the front elevation and carpeted flooring.

BEDROOM TWO



Second bedroom, complete with free standing wardrobes with a large Upvc double glazed window to the rear elevation and wooden flooring.

BEDROOM THREE



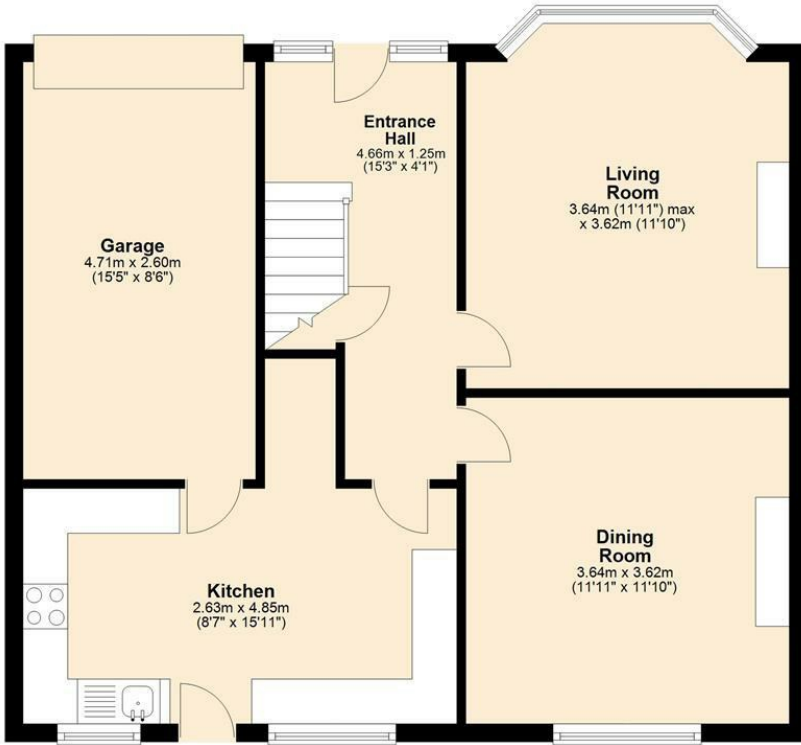
Third bedroom, complete with a Upvc double glazed window to the front elevation, and grey carpeted flooring.

BATHROOM

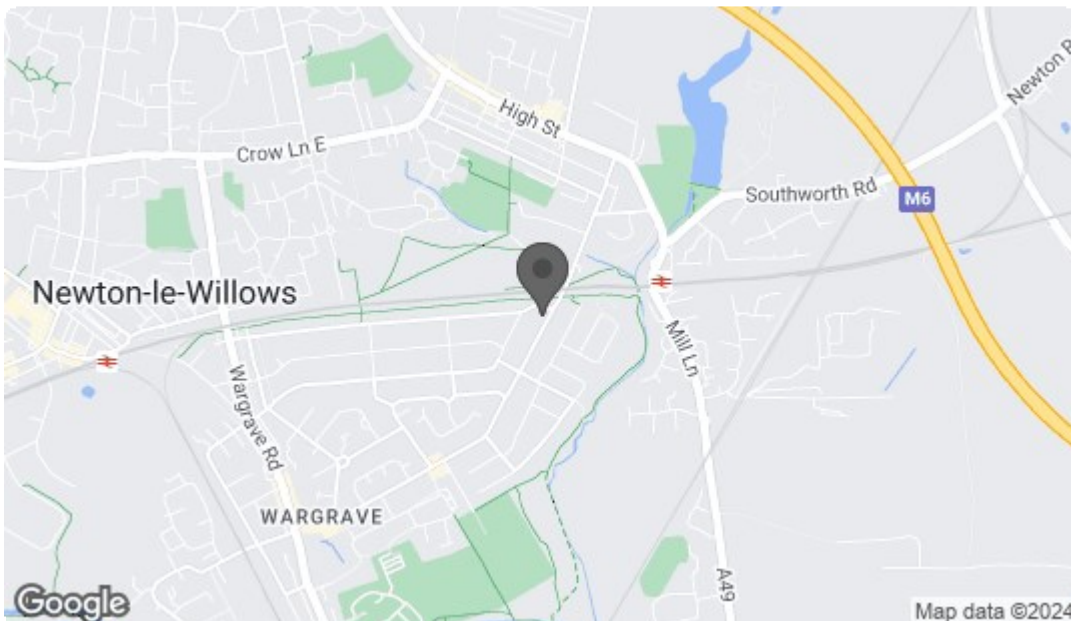
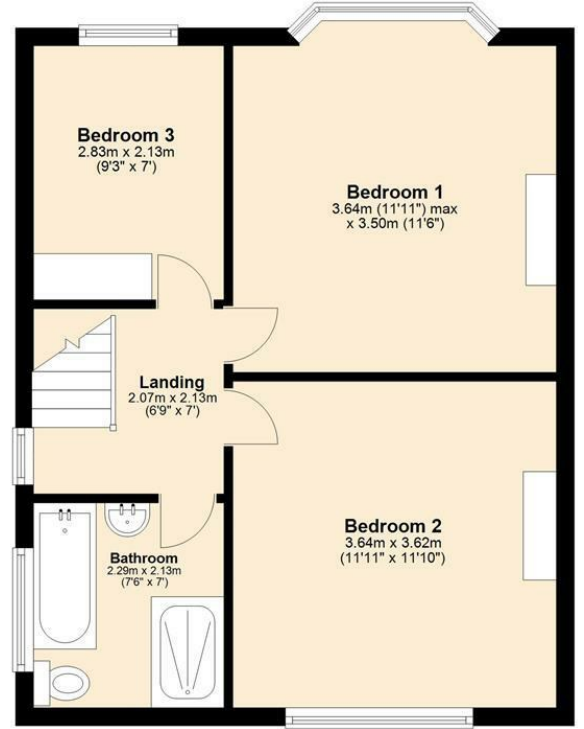


Family bathroom fitted with low level w.c, hand wash basin with storage cupboard, also offers walk in shower with separate bath, tiled with a Upvc double glazed window.

Ground Floor



First Floor



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