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100 Cumberland Street, Warrington, WA4 1EY

£950 PCM

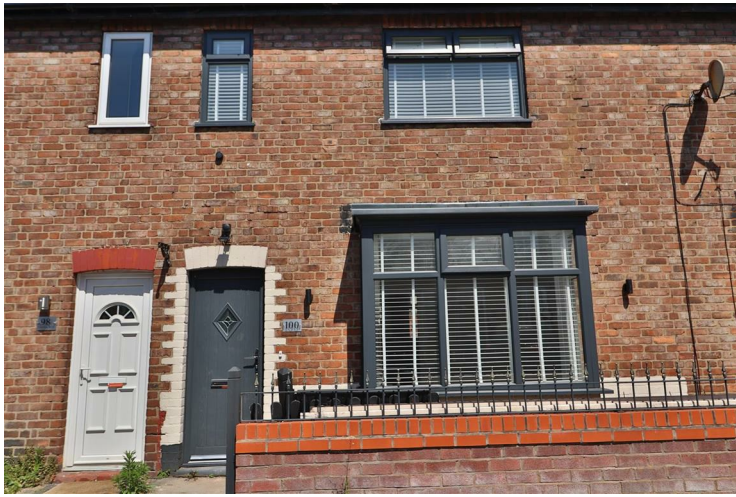
MID TERRACE PROPERTY, TWO BEDROOMS, NEWLY REFURBISHED THROUGHOUT, UPSTAIRS SHOWER ROOM, GREAT LOCATION.

Howell and Co. are delighted to offer to the rental market, this newly refurbished two bedroom terraced property presented to a very high standard. This property is located in a highly sought after location on Cumberland Street, not far from local amenities.

This property briefly comprises, entrance hall with stairs leading to the first floor, a spacious living room, modern kitchen with oven and hob complete with dining space to the ground floor, and two great sized bedrooms and a shower room, with free standing shower to the first floor of the accommodation.

This property is complete with a rear enclosed yard great to enjoy the summer weather in, gas central heating and Upvc double glazing throughout. This property is sure to attract a lot of attention, therefore early viewing is advised to avoid disappointment.

EXTERNAL



Externally, this property has a rear enclosed yard, great for the summer weather, with gate access to the back ally.

ENTRANCE HALL

Light painted hallway, with door opening to grey carpeted stairs, granting access to the living area and the first floor accommodation.

KITCHEN



Newly fitted modern kitchen, accessed via the living room. With a range of wall, base and larder units, grey cabinetry and light work surfaces. Incorporating, oven and electric hob with extractor over, plumbing for a washing machine, space for a fridge freezer, and a stainless steel sink with mixer tap. Decorated with light painted walls, subway tiles backsplash and grey wood effect flooring. Complete with additional space for a dining table and chairs, access to the rear enclosed yard, spotlight lighting and a Upvc double glazed window to the rear elevation, with light coloured blinds.

LIVING ROOM



Large living space, accessed via the entrance hallway, granting access to the under stair cupboard. Freshly repainted in a light colour, complete with light grey flooring, spotlight lighting and a Upvc double glazed bay window to the front elevation, and finished with light coloured blinds.

BEDROOM ONE



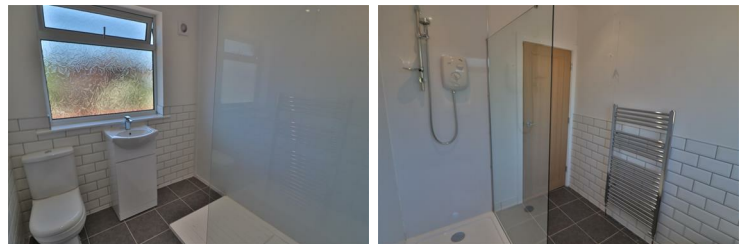
Great sized master bedroom, accessed via the first floor landing, complete with newly fitted grey carpets, light painted walls, spotlight lighting and two Upvc double glazed windows to the front elevation, complete with light coloured blinds.

BEDROOM TWO



Great sized second bedroom, accessed via the first floor landing, complete with newly fitted grey carpets, light painted walls, spotlight lighting and a Upvc double glazed window to the rear elevation, complete with light coloured blinds.

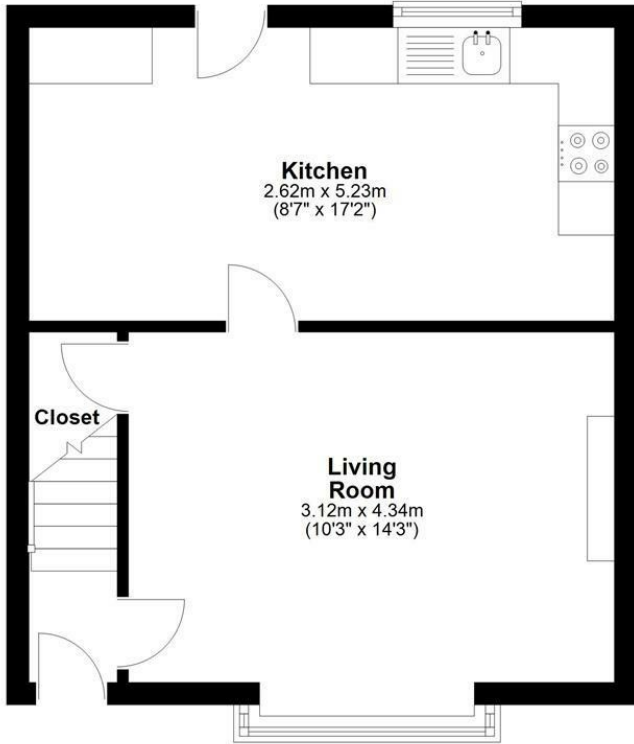
SHOWER ROOM/ W.C



Modern bathroom, incorporating a three piece suite, comprising of free standing shower, with glass door, low level w.c and hand wash basin with storage cupboard. Complete with a wall mounted towel rail, half subway tiled half light painted walls, grey tiled floors and a frosted Upvc double glazed window to the rear elevation.

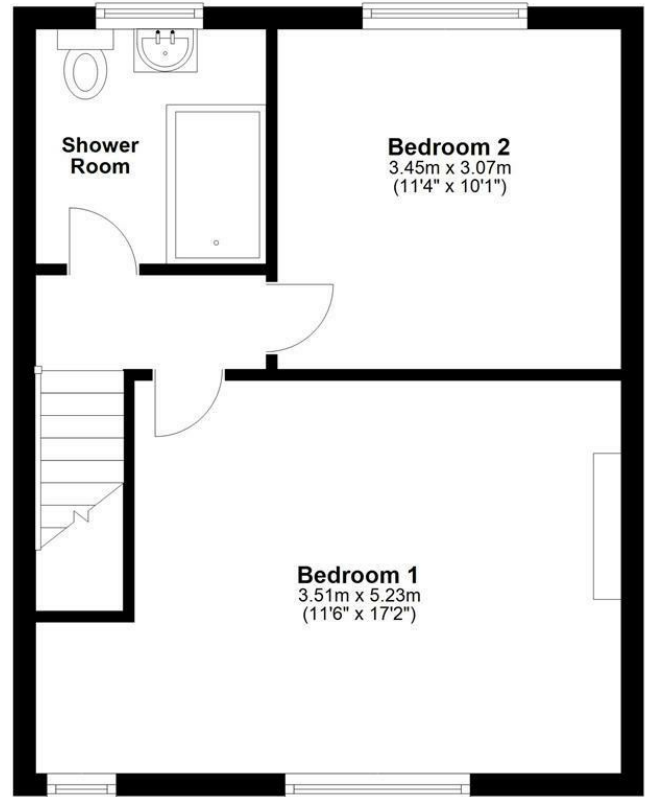
Ground Floor

Approx. 30.8 sq. metres (332.0 sq. feet)

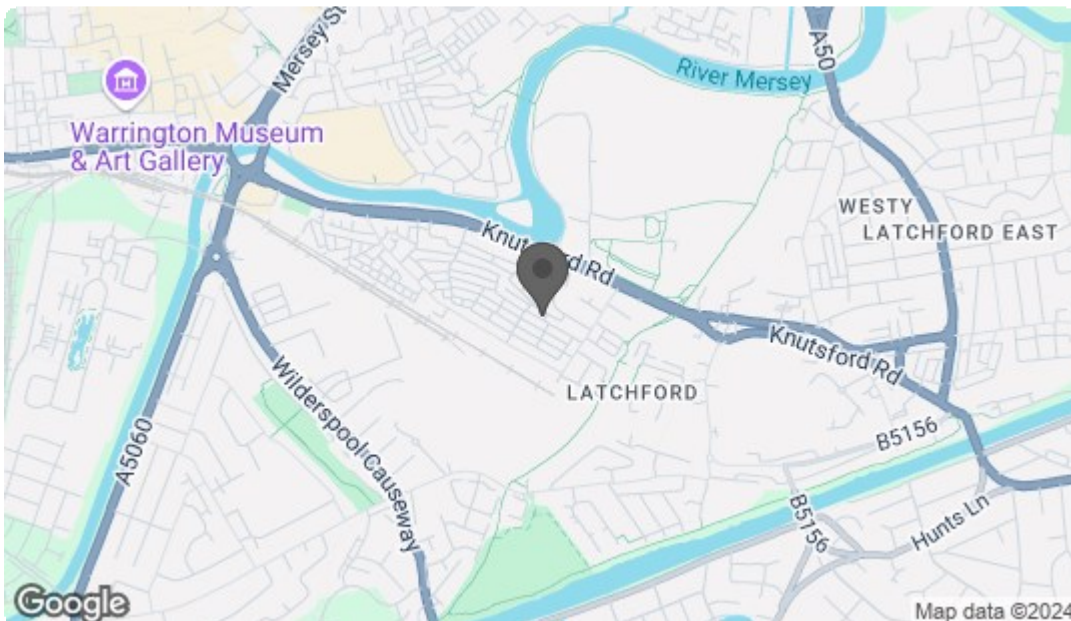


First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.1 sq. feet)



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			
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	