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## 8 Grammar School Road, Warrington, WA4 1JN

**£1,000 PCM**

FABULOUS PERIOD TERRACE PROPERTY, TWO BEDROOMS, IMMACULATE THROUGHOUT, ORIGINAL FEATURES, SOUGHT AFTER LOCATION, CLOSE TO THE VILLAGE CENTRE, ENCLOSED REAR GARDEN, KITCHEN WITH BUILT IN OVEN AND HOB, BATHROOM WITH SEPARATE SHOWER, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for rental this fabulous period property which is situated in a sought after location and offers excellent immaculate accommodation.

The property briefly comprises: Entrance hallway, bay fronted lounge, dining room, impressive kitchen with built in oven and hob, extractor and microwave, first floor landing, two double bedrooms and a bathroom with separate walk in shower.

Externally the property is garden fronted with an enclosed rear garden mainly laid to lawn with rear gate access. Offered as part furnished, this property won't be around for long. Viewing highly recommended. Contact our lettings team to now to arrange a viewing!



## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



Attractive family lounge with a Bay Upvc double glazed bay window to the front elevation, fitted window seat, coved ceiling, double doors opening to the dining room.

## DINING ROOM



With a Upvc double glazed window to the rear elevation, wood laminate flooring, cast iron fire surround, inset ceiling spot lighting.

## KITCHEN



Impressive kitchen with a range of wall and base units in white incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven, gas hob with extractor above, microwave, plumbed for a washing machine, part tiled walls, Upvc double glazed window over looking the rear garden, exterior door to the rear garden.

## FIRST FLOOR LANDING

## MASTER BEDROOM



Excellent sized master bedroom with a Upvc double glazed window to the front elevation, original cast iron fireplace.

## BEDROOM TWO



Second double bedroom with a Upvc double glazed window to the rear elevation.

## BATHROOM/W.C



Fitted with a low level w.c, freestanding bath, pedestal wash hand basin and walk in shower, part tiled walls, heated chrome towel radiator, shaver point, Upvc double glazed window to the rear elevation.

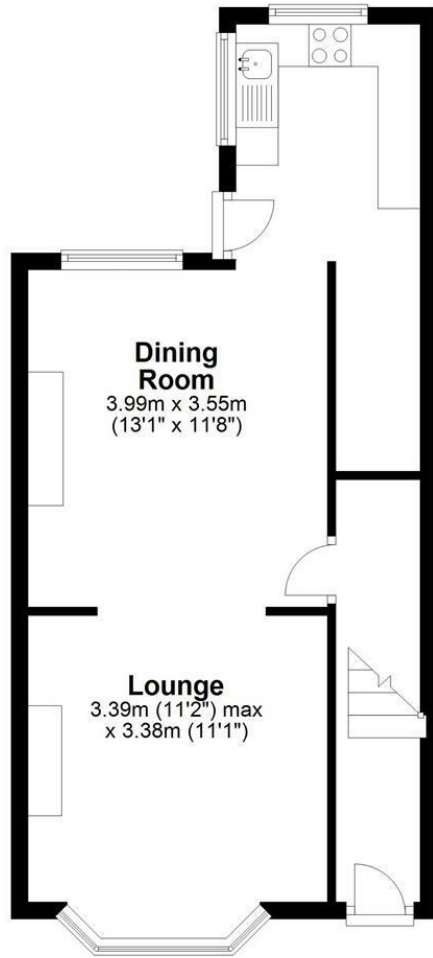
## OUTSIDE



Externally the property has gardens to the front and rear elevations.

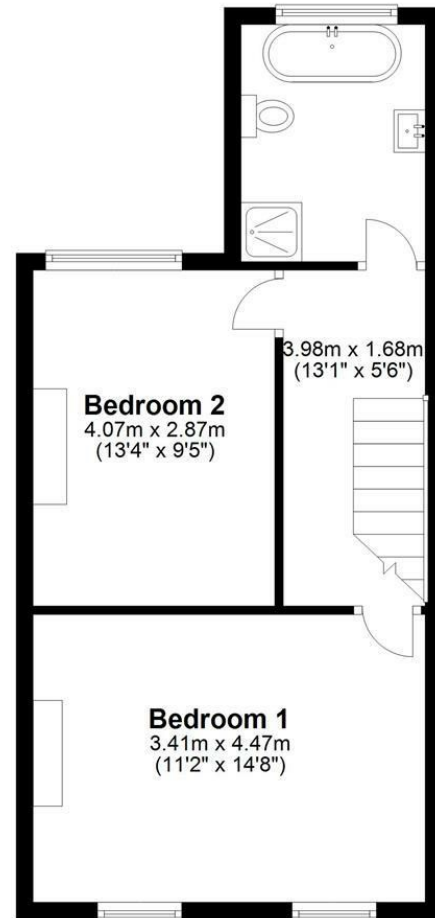
## Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)

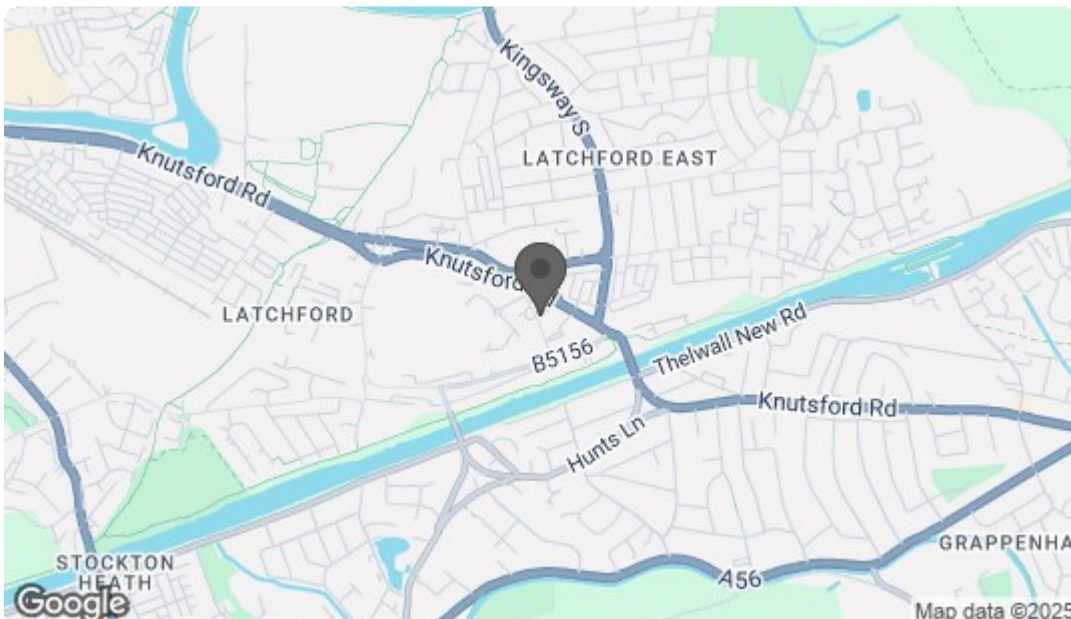


## First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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