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84 Slater Street, Warrington, WA4 1DW

£950 PCM

MID TERRACE PROPERTY, TWO BEDROOMS, REFURBISHED THROUGHOUT, NEW MODERN KITCHEN, FIRST FLOOR BATHROOM, GREAT LOCATION, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the rental market, this newly refurbished two bedroom terraced property. This property is located in a highly sought after location on Slater Street, close to local amenities.

Presented to a high standard, this property briefly comprises, living room open plan to the dining room with stairs leading to the first floor, newly fitted modern kitchen with oven and gas hob complete with access to the rear, and two great sized bedrooms and bathroom room with shower over bath, to the first floor of the accommodation.

The accommodation is complete with a rear enclosed yard, 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.

Occupying a desirable location on Slater Street, this accommodation is a short distance away from Warrington Town Centre and its array amenities including shops, bars and restaurants. Therefore the property is conveniently just a short drive from both of Warrington's main railway stations, Central Station and Bank Quay Station. The area benefits from being close to local bus routes and motorway systems, the M6 and M62, which allow for easy commuting from Liverpool, Manchester, etc, to up and down the country.

EXTERNAL



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

KITCHEN



Newly fitted modern kitchen with a range of sage green wall and base units. Incorporating, oven and gas hob with extractor over, washing machine, fridge freezer, and a 1 1/2 stainless steel sink with mixer tap.

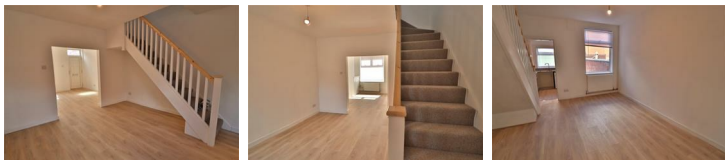
Decorated with white painted walls, and wood laminate flooring. Complete with access to the rear enclosed yard, and a Upvc double glazed window to the rear elevation.

LIVING ROOM



Large living space, accessed via a Upvc door. Freshly painted, complete with laminate flooring, and a Upvc double glazed window to the front elevation, and finished with white blinds.

DINING ROOM



Open plan to the living room, with stairs leading to the first floor accommodation. Freshly painted, complete with archway into kitchen, laminate flooring, and a Upvc double glazed window to the rear elevation, and finished with white blinds.

LANDING

With access to all first floor rooms, beige carpets, white painted walls.

BEDROOM 1



Great sized master bedroom, accessed via the first floor landing, complete with newly fitted grey carpets, freshly painted white walls, and a Upvc double glazed window to the front elevation.

BEDROOM 2



Good sized second bedroom, accessed via the first floor landing, complete with newly fitted grey carpets, freshly painted white walls, and a Upvc double glazed window to the rear elevation.

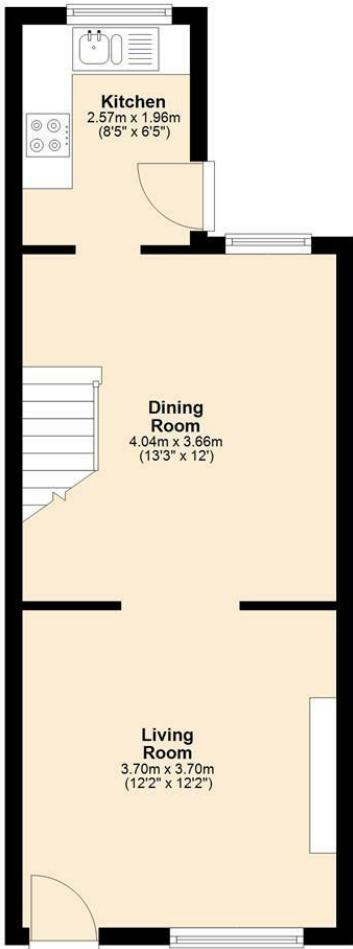
BATHROOM



Modern bathroom, incorporating a three piece suite, comprising of panelled bath with shower and glass screen door, low level w.c and pedestal hand wash basin. Complete with part tiled walls, and a Upvc double glazed window to the rear elevation with fitted white blinds.

Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)

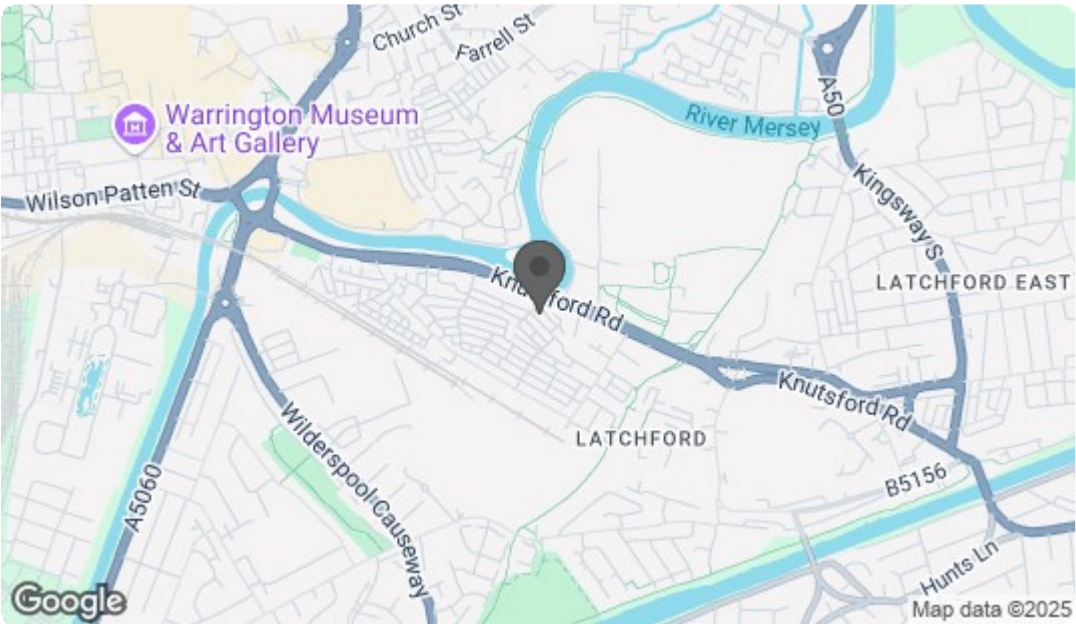


First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 63.3 sq. metres (680.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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		
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England & Wales EU Directive 2002/91/EC		