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## 4 Adamson Close, Warrington, WA4 1GL

**£1,300 PCM**

FABULOUS MID TOWN HOUSE, THREE BEDROOMS, IMPRESSIVE TOP FLOOR MASTER BEDROOM, ENSUITE SHOWER ROOM, KITCHEN WITH APPLIANCES, REFURBISHED THROUGHOUT, ATTRACTIVE REAR GARDEN, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous mid town house which offers excellent accommodation over three floors and is situated in a sought after location.

Freshly painted and new carpets throughout, this property briefly comprises: Entrance hallway, modern kitchen with appliances, cloakroom/w.c, family lounge with French doors leading to the rear garden, first floor landing, bedrooms two and three, bathroom with shower over bath, second floor landing, impressive master bedroom with ensuite shower room.

Benefitting from Upvc double glazing and gas central heating the property also offers off road allocated parking along with an attractive enclosed rear garden. Available now, viewing highly recommended.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M56 motorways, which allow for easy commuting.

## EXTERNAL



## ENTRANCE HALLWAY

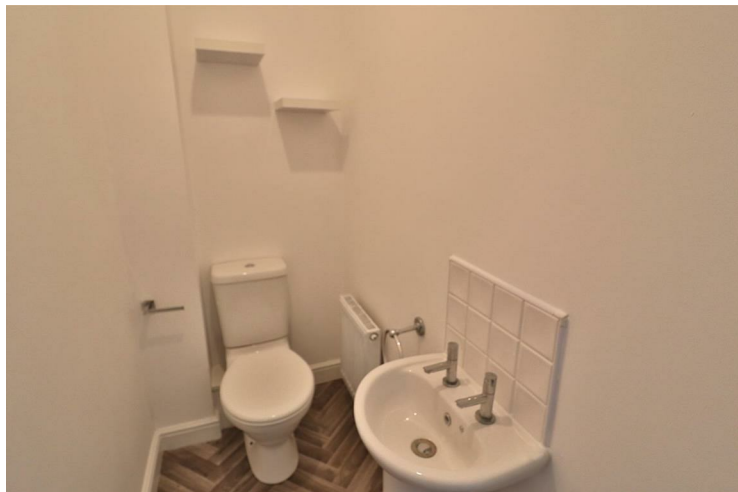
Access to all ground floor rooms, stairs leading up, under-stair storage cupboard.

## KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with extractor above, fridge freezer, and washing machine. Upvc double glazed window to the front elevation.

## W.C



Fitted with a low level w.c and pedestal wash hand basin.

## LIVING ROOM



Good sized family lounge with a Upvc double glazed french doors to the rear elevation, access to rear garden.

## FIRST FLOOR LANDING



Access to all first floor rooms, with stairs leading to the second floor accommodation, Upvc double glazed window to the front elevation.

## BEDROOM TWO



Double bedroom with two Upvc double glazed window to the rear elevation.

## BATHROOM



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, complete with part tiled walls.

### BEDROOM THREE



With a Upvc double glazed window to the front elevation.

### SECOND FLOOR LANDING

Giving access to the master bedroom.

### MASTER BEDROOM

Impressive master bedroom with fitted wardrobe cupboard, Upvc double glazed window to the front elevation, access door leading to the ensuite shower room.

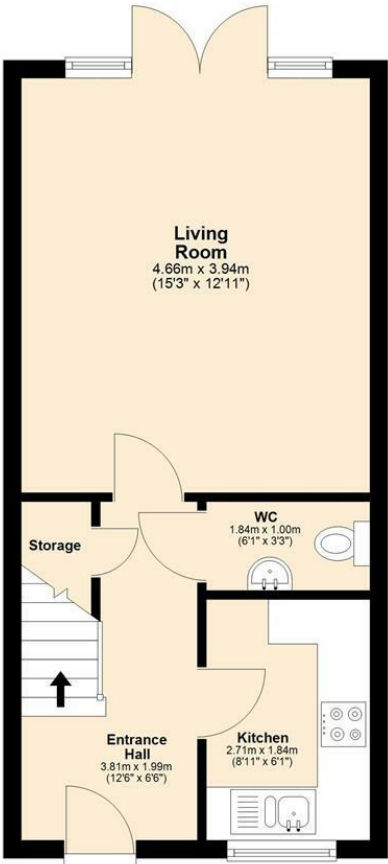
### EN-SUITE



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, part tiled walls, inset ceiling spot lighting, storage cupboard, Upvc double glazed window to the rear elevation.

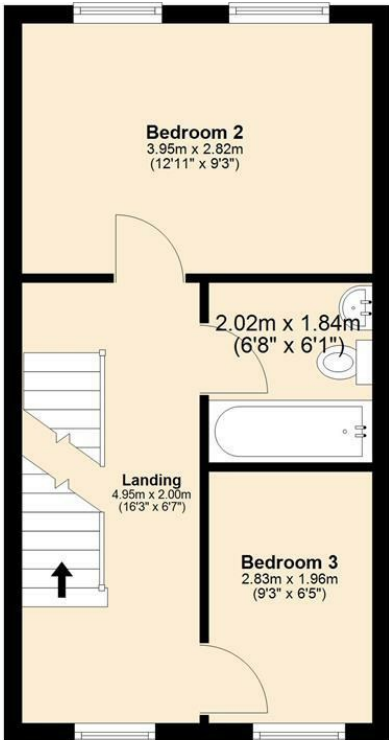
Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



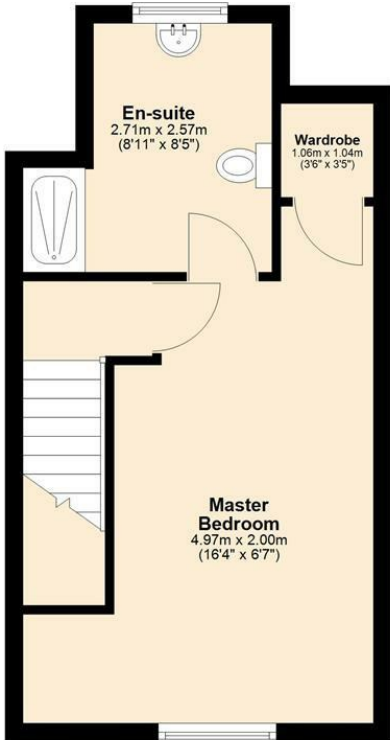
First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)

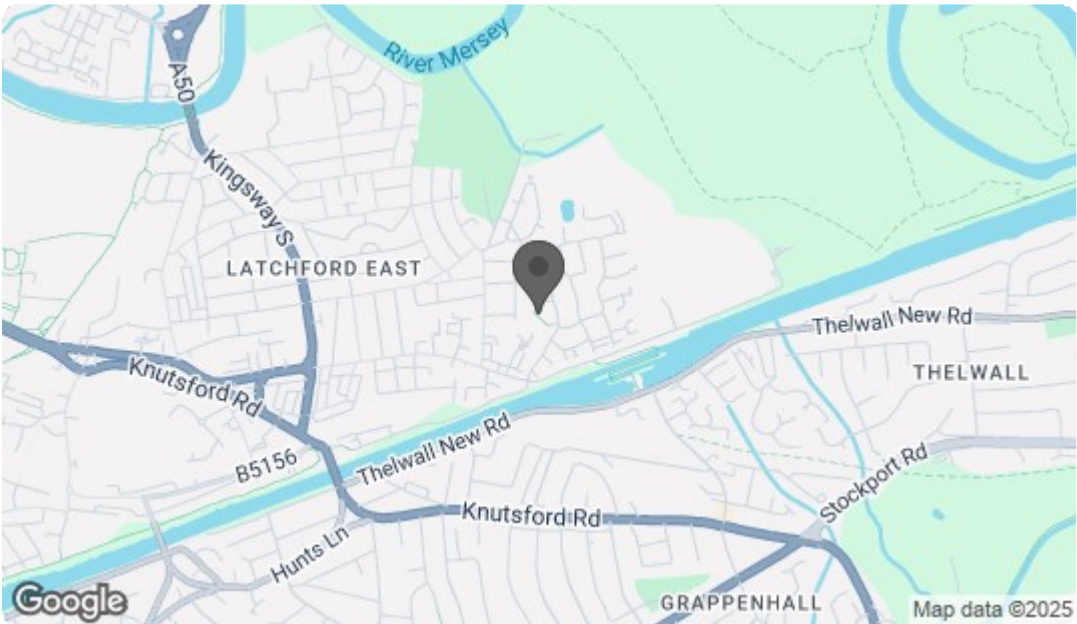


Second Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		