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## 33 Gladstone Street, Warrington, WA2 7LG

**£850 PCM**

FIRST FLOOR APARTMENT, TWO BEDROOMS, EN-SUITE BATHROOM, PART FURNISHED, WELL PRESENTED THROUGHOUT, OFF ROAD PARKING, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, AVAILABLE NOW, VIEWING RECOMMENDED.

Howell and Co are delighted to offer to the rental market, this stunning two bedroom apartment located on Gladstone Mews, close to local amenities.

Well presented throughout, the accommodation briefly comprises: Entrance hall with storage cupboard, spacious kitchen/living room with electric hob, master bedroom with ensuite, an additional bedroom, and main bathroom featuring a white three piece suite with bath.

The property is offered part furnished, and has the benefit of Upvc double glazing and gas central heating throughout and off road allocated parking.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to the 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



Externally, this property has secure off road allocated parking.

## KITCHEN



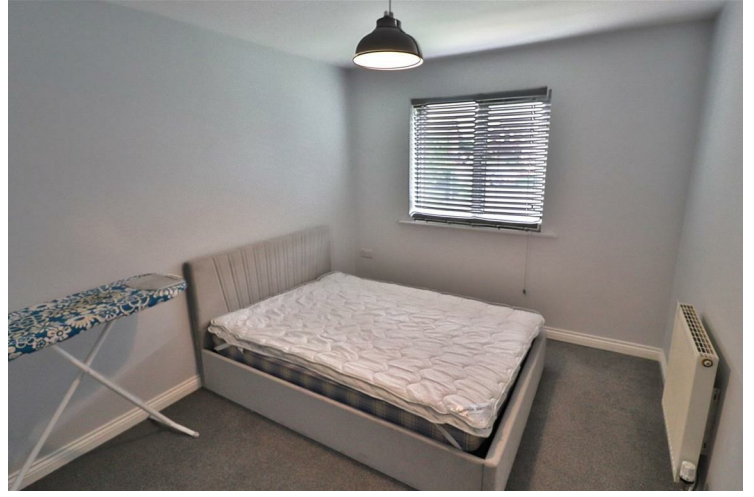
Fitted with a range of wooden wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and electric hob with overhead extractor, integrated fridge freezer, inset ceiling spot lighting.

## LIVING ROOM



Living space open plan to the kitchen, furnished with leather sofa, television, arm chair and soft furnishings. Complete with Juliet Balcony and carpeted flooring.

## BEDROOM ONE



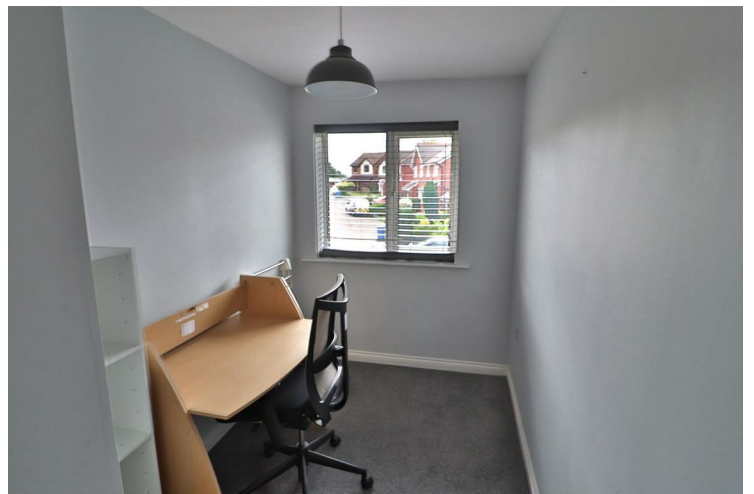
Double bedroom with double bed frame and mattress, grey carpets, a Upvc double glazed window and access to the ensuite shower room.

## EN-SUITE



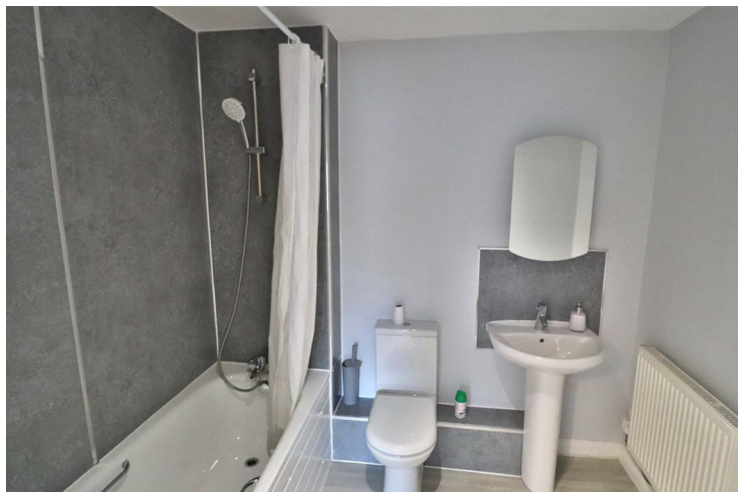
Modern three piece suite including shower cubicle, low level w.c and pedestal hand wash basin. Complete with part tiled walls, vinyl flooring, and extractor fan.

## BEDROOM TWO



Second bedroom complete with desk and chair, dark grey carpeted flooring, and a Upvc double glazed window.

## BATHROOM

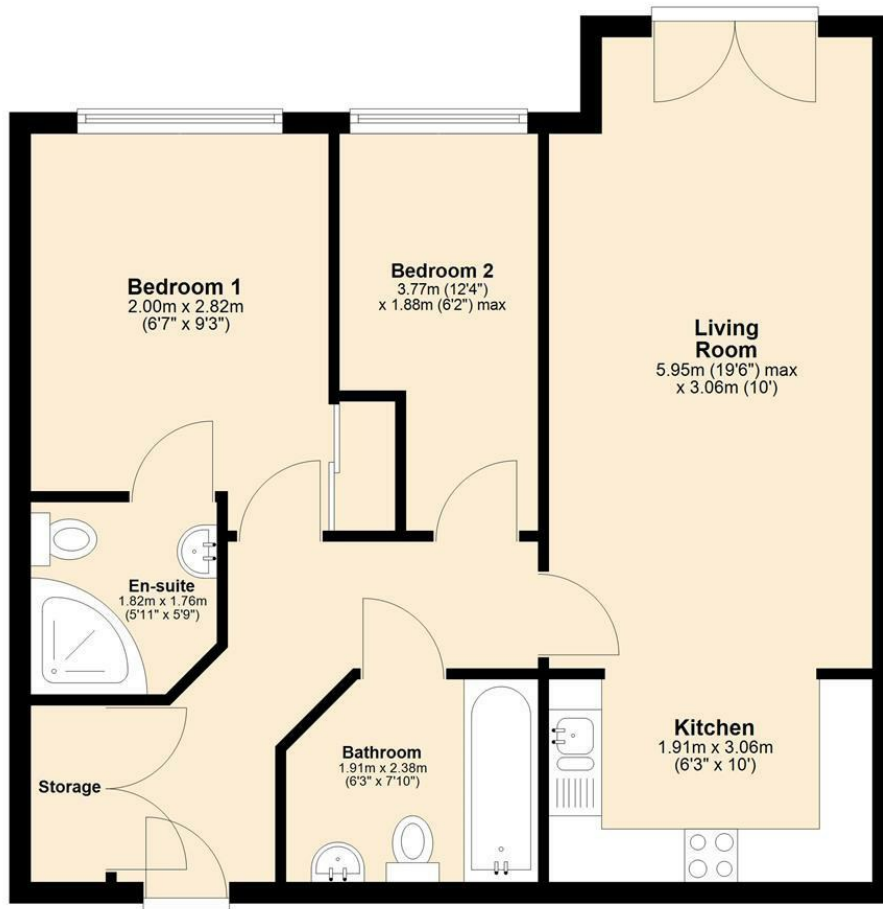


Fitted with a modern three piece suite comprising: pedestal wash hand basin, low level w.c and panelled bath with shower attachment. Complete with part tiled walls, and mirror.



## Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



Total area: approx. 58.4 sq. metres (629.0 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		
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC