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7 Henry Street, Warrington, WA1 1NU

£1,200 PCM

STUNNING MID TERRACE HOUSE, FOUR BEDROOMS, TWO SHOWER ROOMS, MODERN KITCHEN, REFURBISHED THROUGHOUT, OFF ROAD PARKING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED!

Howell and Co. are delighted to offer to the rental market, this fabulous mid terrace house which offers excellent accommodation in Warrington town centre.

Completely refurbished throughout, this property briefly comprises: Entrance hallway, open plan living room leading to the modern kitchen, utility room, ground floor shower room/w.c, basement, first floor landing, four bedrooms and family shower room.

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

The accommodation occupies a desirable location within walking distance of local amenities and Warrington's two major railway stations, 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 private parking to the rear and permit on street parking to the front.

KITCHEN



Modern fully fitted kitchen with white base units and black counter tops. Incorporating electric oven and hob with extractor over, stainless steel sink with mixer tap, island counter. White painted walls, vinyl flooring and a Upvc double glazed window to the rear.

LIVING ROOM



Open plan to kitchen with white painted walls, newly fitted grey carpets and a large Upvc double glazed window to the front elevation.

UTILITY



Utility space with plumbing for a washing machine and external door to the rear yard. Access to the ground floor shower room and two upvc double glazed windows to the side elevation.

GROUND FLOOR SHOWER ROOM



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

BEDROOM ONE



Double bedroom with a Upvc double glazed window to the rear elevation. New carpets.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation. New carpets.



Fitted with a low level w.c, pedestal wash hand basin and shower enclosure, Upvc double glazed window to the side elevation.

BEDROOM THREE



Third bedroom with a Upvc double glazed window to the rear elevation. New carpets.

BEDROOM FOUR

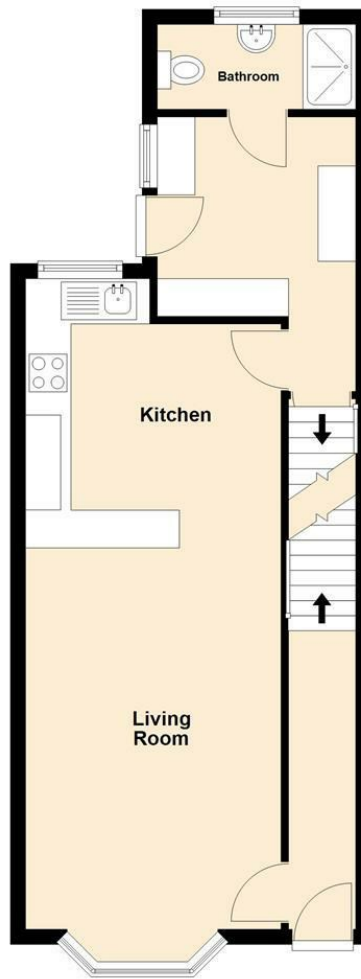


Fourth bedroom with a Upvc double glazed window to the front elevation. New carpets.

FIRST FLOOR SHOWER ROOM

Ground Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



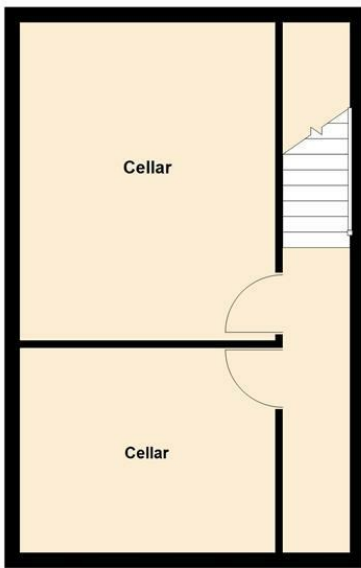
First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Basement

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 125.2 sq. metres (1348.0 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		
	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		
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