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1 Westbrook Avenue, Warrington, WA4 2RL

£1,050 PCM

SEMI DETACHED PROPERTY, THREE BEDROOMS, FULLY FITTED KITCHEN, DOWNSTAIRS W.C,
MODERN BATHROOM, LARGE REAR GARDEN, DRIVEWAY PARKING, UPVC DOUBLE GLAZING, GREAT LOCATION, VIEWING RECOMMENDED

Howell and Co are pleased to introduce to the market this stunning three bedroom property in a quiet residential area, on Westbrook Avenue. Presented to the highest standard throughout, this property also benefits from having a gated driveway.

The property briefly comprises: Entrance porch and inner hallway, large living room with beautiful feature fireplace, fully fitted kitchen with high gloss units, integrated washing machine and dishwasher, downstairs w.c and under stairs storage cupboard. To the first floor, is a bright landing, modern family bathroom with shower over bath, generous master bedroom, a large double bedroom and a twin bedroom. Externally, there is a front garden which has mature plants around the border, a gated drive suitable for a number of cars, and in the back garden there is a patio area and a lawn with a mature planted border.

This property is located in a prime position just a short distance away from a plethora of local amenities whether it be Stockton Heath or Latchford Villages or even the Town Centre, which all bring an array of amenities such as shops, bars, clubs and restaurants. The property is also a short distance from Warrington's main railway stations, Warrington Central and Bank Quay Station. Along all of this, the property benefits from being within a short distance from major commuter routes such as the M6 and M56.

EXTERNAL



Externally this property has a gated driveway, front garden and enclosed rear garden.

KITCHEN



Beautiful modern kitchen with a range of wall, base and larder units. Including a stainless steel sink and mixer tap, oven and has hob with extractor over, and integrated appliances. Complete with white walls, wooden floors and a Upvc double glazed window to the rear elevation.

LIVING ROOM



Great sized living room, with wall mounted fireplace, wooden floor and a Upvc double glazed window to the front elevation.

BEDROOM ONE



Great sized king bedroom with dark grey carpets and a Upvc double glazed window to the front elevation.

BEDROOM TWO



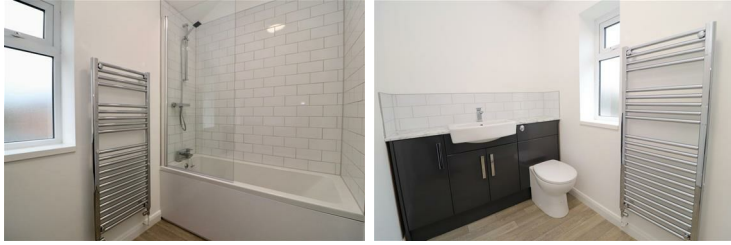
Great sized double bedroom with dark grey carpets and a Upvc double glazed window to the rear elevation.

BEDROOM THREE



Great sized twin bedroom with cupboard storage and dark grey carpets. Complete with a Upvc double glazed window to the front elevation.

BATHROOM



Large modern family bathroom, with a low level w.c hand wash basin with storage cupboard and bath with shower over. Fit with heated towel rail, part tiled walls and a upvc double glazed window to the rear elevation.

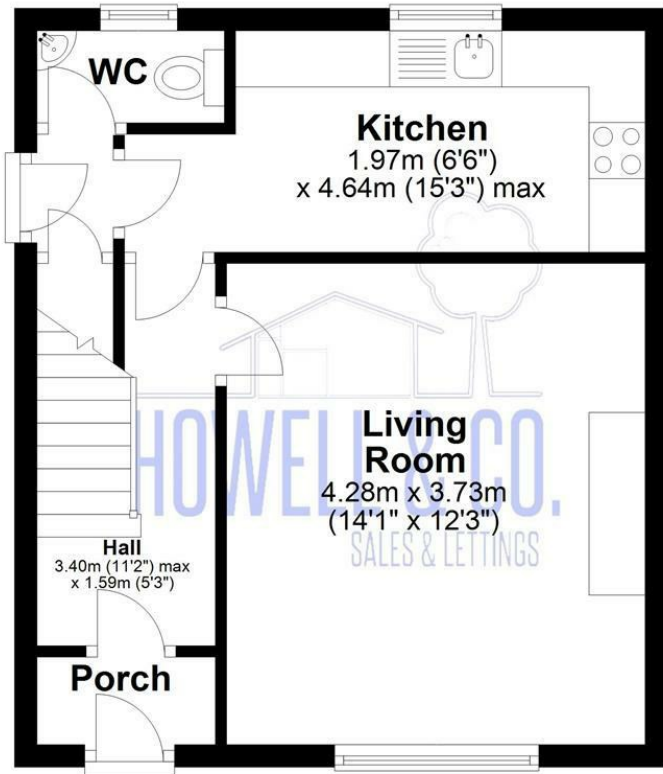
W.C



with pedestal hand wash basin and low level w.c and a Upvc double glazed window to the rear elevation.

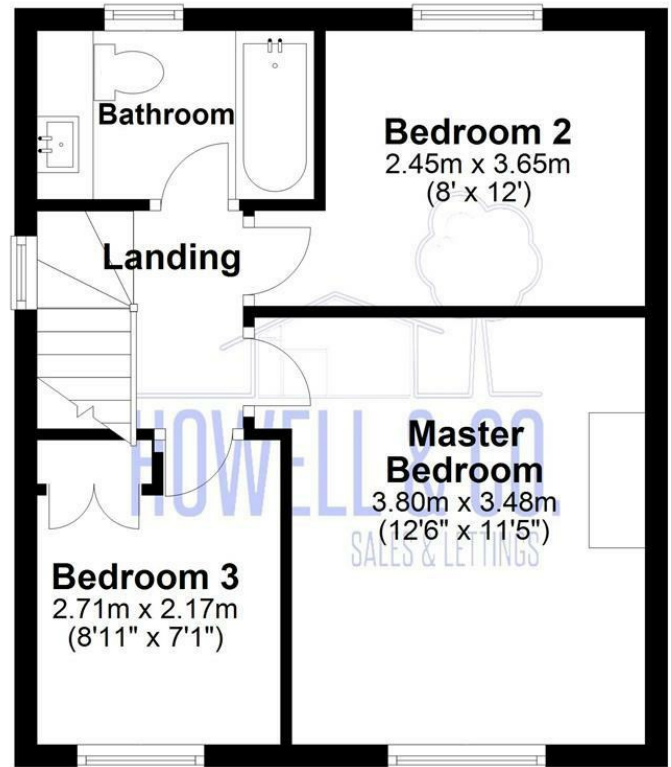
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)

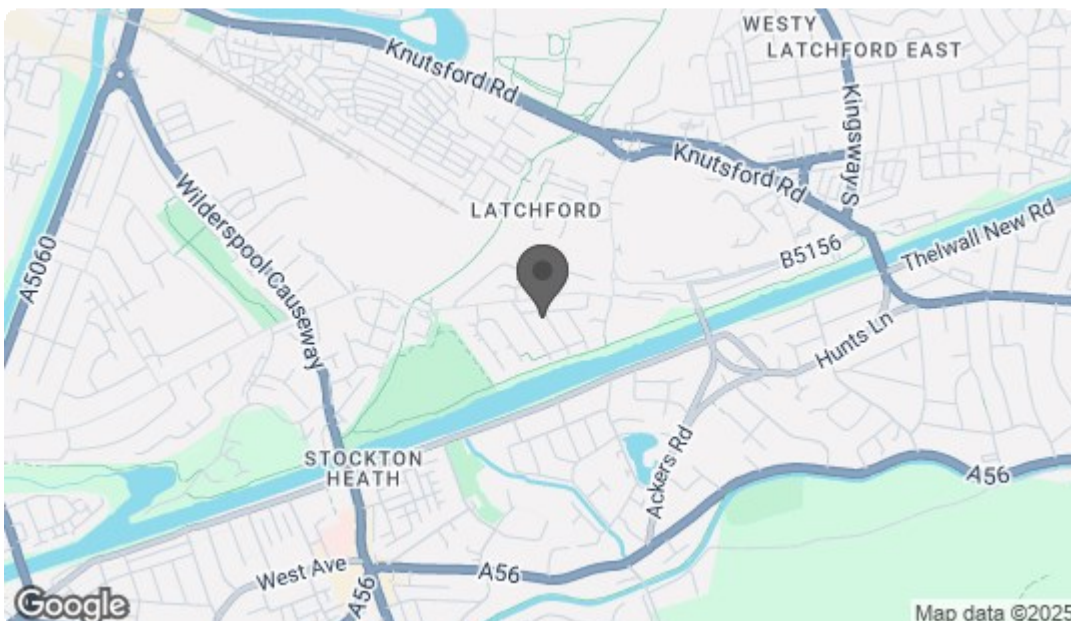


First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		