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25 Rylands Street, Warrington, WA1 1EJ

£650 PCM

TWO BEDROOM APARTMENT, OPEN PLAN LIVING AND KITCHEN AREA, MODERN INTERIOR, TOWN CENTRE LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are delighted to offer to the rental market, this two bedroom apartment on Ryland Street. The property is located just a short distance from local amenities.

Well presented throughout, this property briefly comprises: Open plan kitchen and living area with appliances including under counter fridge, electric oven and hob, two good sized bedrooms, and a beautiful shower room with three piece suite.

Benefitting from Upvc double glazed windows, this property is available immediately, and early viewing is advised to avoid disappointment!

Occupying a desirable location on Ryland Street, this accommodation is in the centre of Warrington Town Centre. An array of amenities including shops, clubs, bars and restaurants can be found nearby. The area benefits from being close to Warrington Bus interchange, Warrington's main railway stations, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.

EXTERNAL



This property is accessed between shops.

OPEN PLAN KITCHEN AND LIVING ROOM



Open plan concept kitchen and living area. Kitchen with a range of wall and base units. Incorporating stainless steel sink with mixer tap and under counter fridge. The kitchen area is complete with with, oven, electric hob with extractor over and pendant lighting.

The living area is complete with grey carpet flooring and a Upvc double glazed window to the side elevation.

BEDROOM ONE



With a large Upvc double glazed window to the rear elevation.

BEDROOM TWO



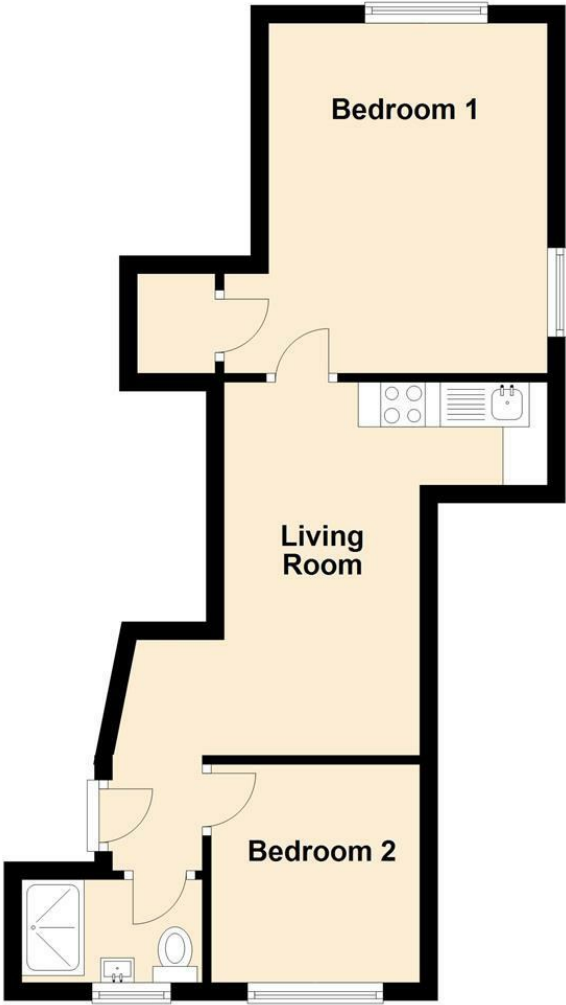
With a large Upvc double glazed window to the front elevation.

SHOWER ROOM



Three piece suite incorporating shower cubicle, pedestal hand wash basin and low level w.c.

Ground Floor



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		
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