

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 90 Bridge Lane, Appleton, WA4 3AJ

**£1,750 PCM**

SEMI DETACHED PROPERTY, THREE BEDROOMS, UNDER FLOOR HEATING IN THE BATHROOM, NEFF COOKING APPLIANCES, WHITE GOODS INCLUDED, AVAILABLE NOW.

We are delighted to offer to let this beautifully refurbished semi detached, three bedroom property on Bridge Lane. Situated in a highly sought after location, close to Stockton Heath village, local schools and transport links, this modern property benefits from Gas central heating and Upvc double glazing throughout.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, lounge/dining room, fitted contemporary kitchen with high spec integrated Neff appliances and Quartz worktops, mud room with storage cupboard, first-floor landing, three double bedrooms and a four piece bathroom/w.c with underfloor heating.

Externally the property has driveway parking to the front, a gardens to the front and rear.

Occupying a desirable location on Bridge Lane, this accommodation is a short distance away from both Warrington Town Centre and Stockton Heath Village with an array of amenities including shops, bars and restaurants. Close to transport and motorway links for easy commuting.

## EXTERNAL



Externally the property had off road driveway parking, and a rear garden.

## HALLWAY

With stairs leading to the first floor accommodation and access to the lounge/dining room. Under stair storage, upvc double glazed window with white blinds, hard wood herringbone flooring and light grey carpeted stairs.

## LIVING/ DINING ROOM



With two upvc double glazed windows to the front and rear elevations, white shutter blinds, hard wood herringbone flooring.

## KITCHEN



Fitted with a range of grey hardwood wall and base units and Quartz worktops incorporating a stainless steel sink unit with mixer tap, Neff Cooking appliances including induction hob, fan assisted hide and slide oven and integrated microwave as well as an integrated washing machine, Fridge-freezer and dishwasher.

There are part tiled walls, Upvc double glazed window to the rear elevation, and herringbone wooden flooring.

## BOOT ROOM



With external doors to the front and rear, and storage cupboard. Hard wood herringbone flooring.

## BEDROOM ONE



With a Upvc double glazed window to the front elevation and light brown carpeted flooring, white shutter blinds.

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation and light brown carpeted flooring, white horizontal blinds.

### BEDROOM THREE



With a Upvc double glazed window to the front elevation and light brown carpeted flooring, white horizontal blinds.

### BATHROOM



Fitted with a modern four piece suite comprising: Hand wash basin with storage cupboard, corner shower cubicle with rainfall shower, w.c and free standing bath with mixer taps, tiled walls, Upvc double glazed window to the rear elevation with blinds, tiled flooring and underfloor heating.

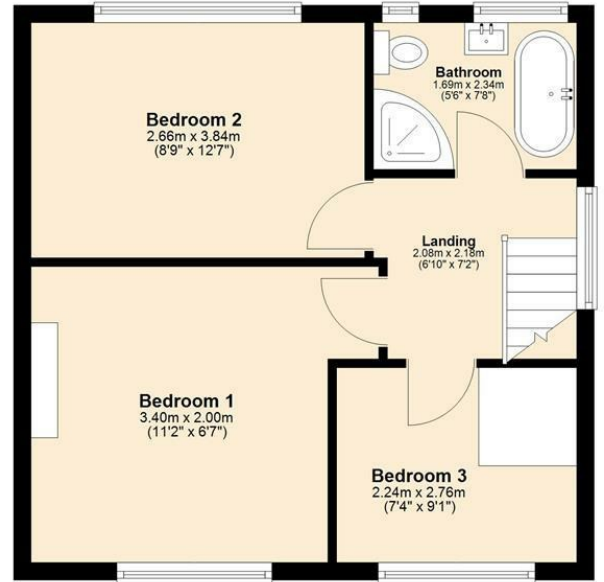
## Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)

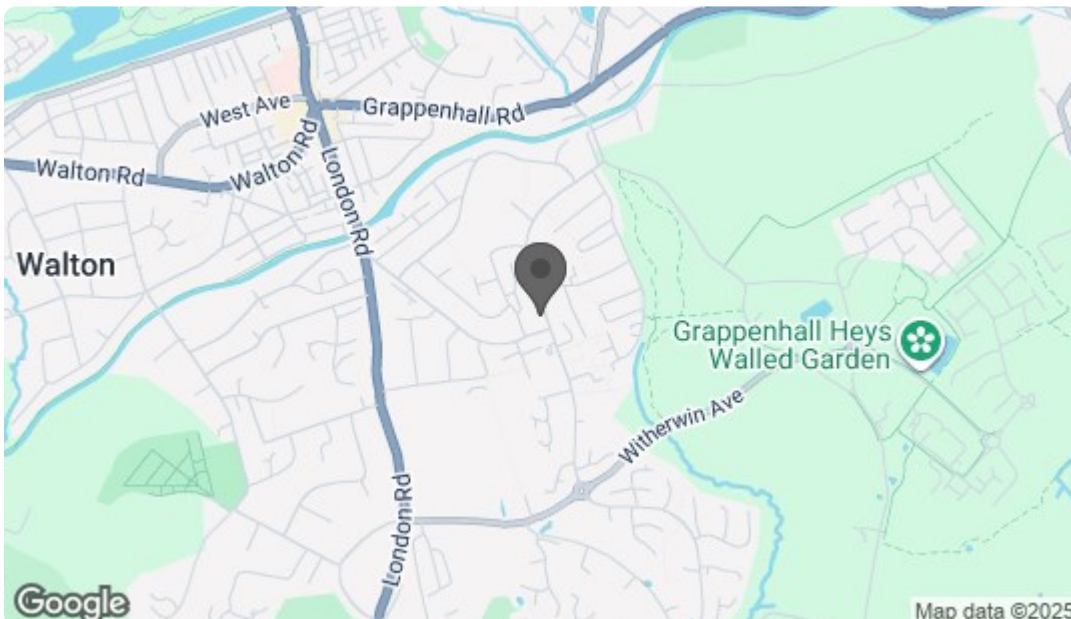


## First Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



Total area: approx. 85.6 sq. metres (921.2 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                     |         |           |
| <b>England &amp; Wales</b> 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 |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |