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## 4 Edwin Street, Widnes, WA8 6QJ

**£780 PCM**

MID TERRACE PROPERTY, TWO BEDROOMS, UPVC DOUBLE GLAZING, CENTRAL HEATING, DINING KITCHEN WITH OVEN AND HOB, POPULAR LOCATION, REAR YARD, CLOSE TO LOCAL AMENITIES, AVAILABLE NOW, VIEWING RECOMMENDED.

We are delighted to offer to the rental market this property which is situated in a popular area, benefiting from being close to local amenities.

This mid terrace property briefly comprises an entrance hall leading into a comfortable living area. The property offers two double bedrooms and a bathroom/wc, complete with bath and shower facilities, a useful utility area, and a fully fitted dining kitchen area with appliances including an oven and hob.

This house has central heating and UPVC double glazed windows throughout. To the rear of the property an enclosed yard can be found.

The property has recently been repainted.



## EXTERNAL



Externally this property has on street parking and a rear enclosed yard with storage space.

## LIVING ROOM

Good sized living space, with feature fireplace and upvc double glazed window to the front elevation.

## KITCHEN



Fitted with a range of wall and base units. Incorporating stainless steel sink with mixer tap, oven and gas hob with extractor over. Part tiled walls, upvc double glazed window to the rear elevation.

## UTILITY



With a range of wall and base units, plumbing for a washing machine and external door to the rear yard.

## BATHROOM



With a three piece suit comprising low level w.c, hand wash basin with storage cupboard, and panelled bath with shower over. Tiled walls and upvc double glazed window to the side elevation.

## BEDROOM 1



Large bedroom with grey carpeted flooring and a upvc double glazed window to the front elevation.

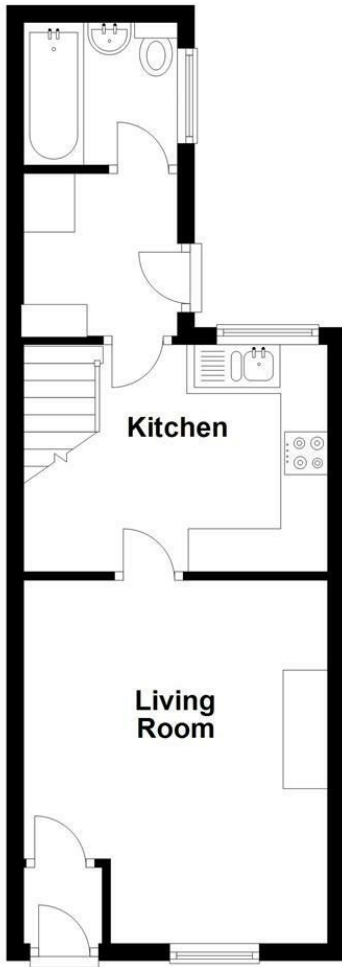
## BEDROOM 2



Second bedroom with wood flooring and a upvc double glazed window to the rear elevation.

### Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)

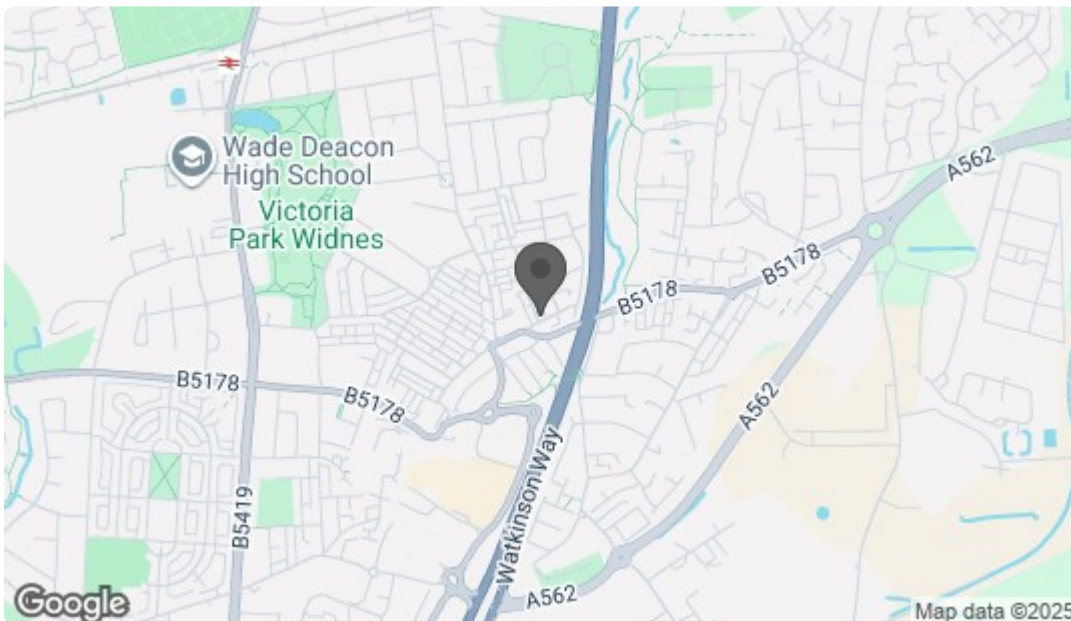


### First Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		