

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



317 Greenwood Crescent, Warrington, WA2 0ED

£850 PCM

AVAILABLE IMMEDIATELY - THREE BEDROOMS - CONSERVATORY - FRONT AND REAR GARDENS - OUTBUILDING - LARGE BEDROOMS

This Three bedroom end Quasi has recently benefited from new carpets and been decorated throughout and occupies a fantastic position on Greenwood Crescent.

The property briefly comprises a front porch, large entrance hall, living room with a feature fireplace, dining room, and fitted kitchen on the ground floor; two double bedrooms with built-in storage, one further bedroom and a bathroom with a three-piece suite including a shower over the bath on the first floor.

Externally, there are front and rear gardens, a fish pond and an outbuilding of brick construction.

We are experiencing very high interest levels on this type of property so an early viewing is recommended.

Living Room

14'4" x 11'10" (4.37m x 3.61m)



Bedroom 3

9'7" x 6'11" (2.93m x 2.10m)



Dining Room

10'5" x 9'1" (3.18m x 2.77m)



Bedroom 2

11'11" x 11'11" (3.62m x 3.63m)



Kitchen

10'5" x 8'7" (3.18m x 2.62m)



Bathroom



Landing



Entrance Hall

Porch

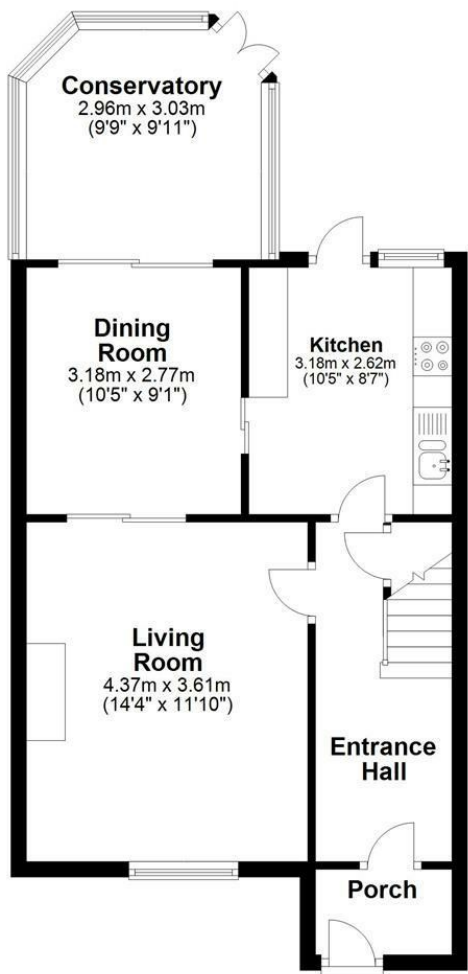
Bedroom 1

12'11" x 10'10" (3.93m x 3.29m)



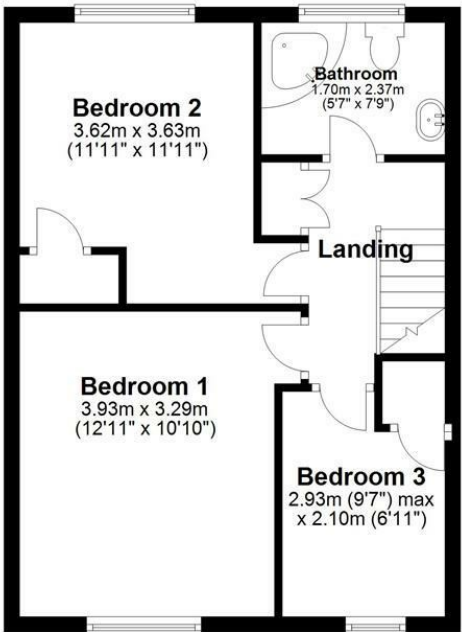
Ground Floor

Approx. 52.8 sq. metres (568.7 sq. feet)

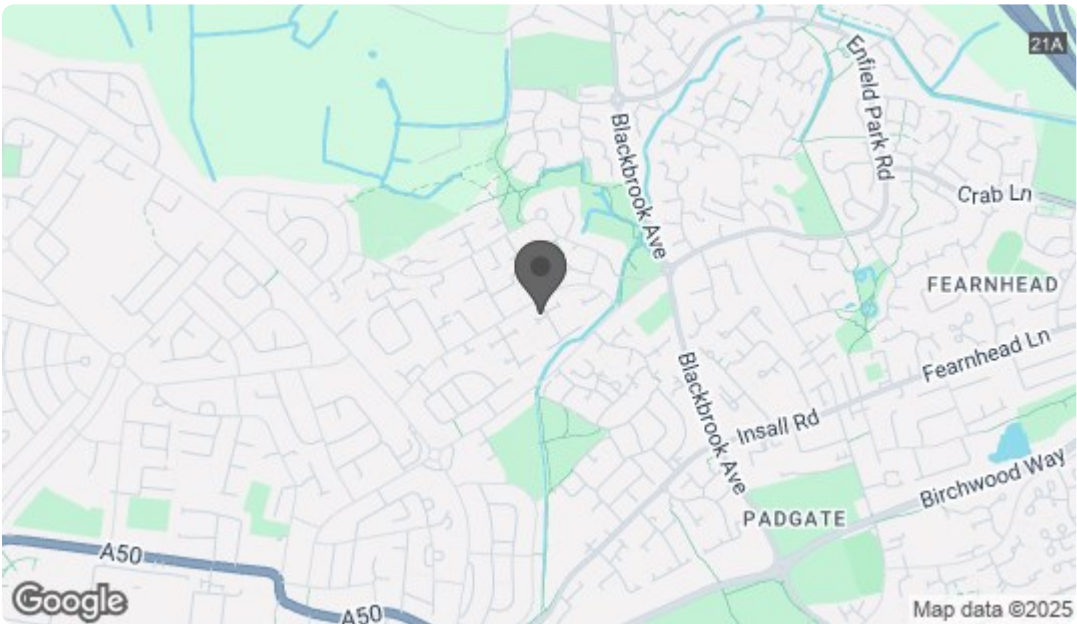


First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 93.4 sq. metres (1005.9 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		