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120 Wilderspool Causeway, Warrington, WA4 6QA

£875 PCM

TWO BEDROOM APARTMENT, FIRST FLOOR, RECENTLY REFURBISHED WITH HIGH SPECIFICATION MODERN INTERIORS, GREAT LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are thrilled to offer to the rental market, this recently refurbished two bedroom first floor apartment located on Wilderspool Causeway. This beautiful property is located just a short distance from local amenities.

Modern interiors throughout, this property briefly comprises: Kitchen with granite work surfaces and high specification appliances including integrated dishwasher and fridge freezer and a Neff slide and hide oven, living room furnished with a two seater sofa and wall mounted flat screen television, a great sized master bedroom with furnishings such as free standing wardrobe, bed and chest of draws, a further second bedroom and a beautiful modern bathroom with three piece suite.

Benefitting from Upvc double glazed windows and gas central heating throughout, this property also has high speed broadband access included and off road parking to the rear. The accommodation is available from the beginning of September, and early viewing is advised to avoid disappointment!

EXTERNAL



Externally this property has off road parking to the rear.

KITCHEN



Stunning modern kitchen with a range of grey wall and base units. Ideally, this kitchen includes high specification integrated appliances such as dishwasher, fridge freezer, washer dryer, Neff slide and hide oven, induction hob with extractor fan over and stainless steel sink with mixer tap.

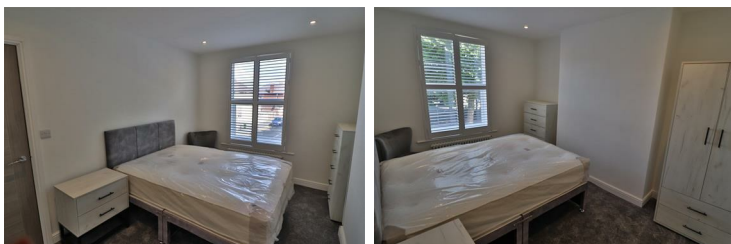
The kitchen is complete with granite work surfaces, inset spot light lighting, grey wooden flooring, half tiled half light painted walls and a Upvc double glazed window.

LIVING ROOM



Living space complete with beautiful grey wooden flooring, inset spotlight lighting, light painted walls, and furnished with a two seater sofa and a wall mounted flat screen television.

BEDROOM ONE



Great size bedroom finished with furnishings including: bed, mattress, chest of six draws, free standing wardrobe, arm chair,

and a bed side table. Complete with inset spot light lighting, light painted walls and grey carpeted flooring, with a Upvc double glazed window, fitted blinds and a gas radiator.

BEDROOM TWO



Second bedroom complete with inset spot light lighting, light painted walls and grey carpeted flooring, with a upvc double glazed window and with fitted blinds.

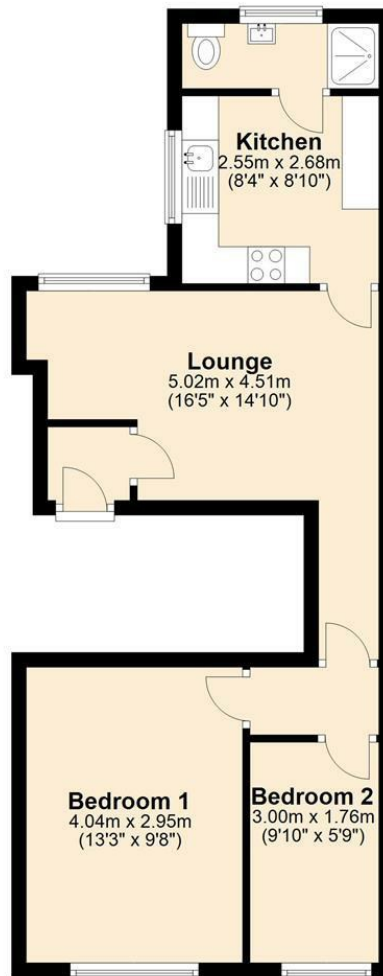
SHOWER ROOM



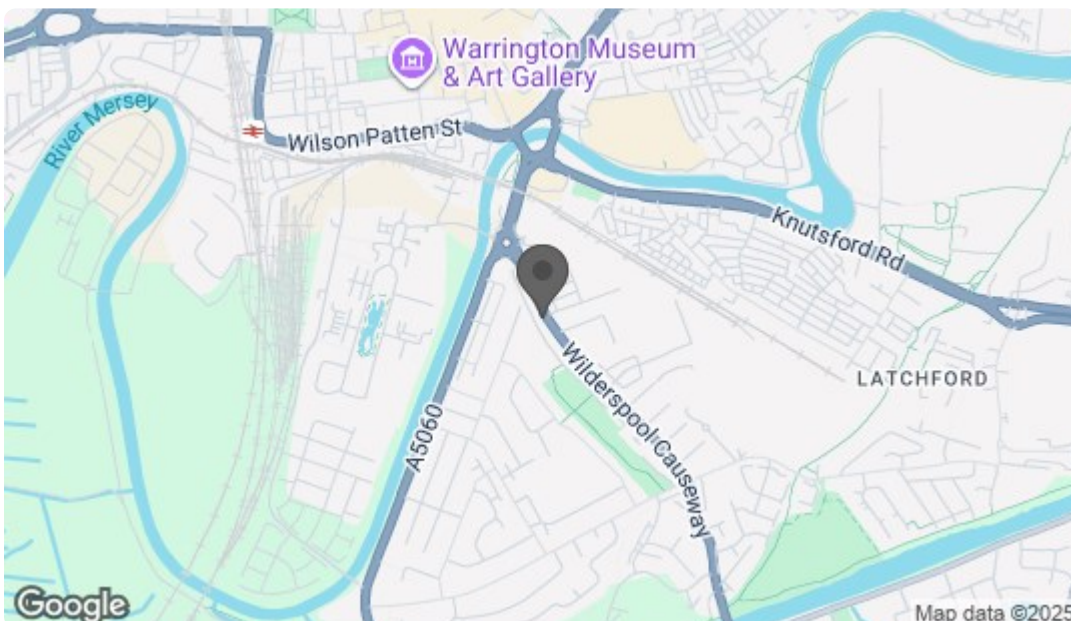
Stunning three piece suite, comprising of a low level w.c, hand wash basin with storage cupboard and an enclosed shower with over head rainfall shower and additional hand held shower head. Complete with full tiled walls and flooring, inset spot light lighting, a chrome heated towel rail and a frosted Upvc double glazed window.

Ground Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 44.1 sq. metres (475.1 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (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 | | |