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## 26 Powder Mill Road, Warrington, WA4 1GD

**£1,300 PCM**

SEMI DETACHED PROPERTY, THREE BEDROOMS, EN-SUITE WITH MASTER BEDROOM, WELL KEPT GARDENS, SINGLE DRIVEWAY TO THE REAR, MODERN KITCHEN WITH GAS HOB AND DISHWASHER, AVAILABLE OCTOBER 2025.

Howell and Co are delighted to offer this stunning three bedroom semi detached property located on Powder Mill Road, close to local amenities.

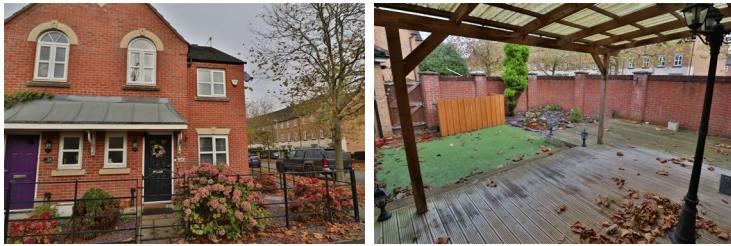
Well presented throughout the accommodation briefly comprises: Entrance hall, w.c, spacious living room, fully fitted kitchen diner with gas hob, fridge, freezer and dish washer, master bedroom with ensuite, two additional bedrooms, and family bathroom featuring a white three piece suite with bath.

The property has the benefit of Upvc double glazing and gas central heating throughout, private out door garden space to the rear and single driveway also to the rear.

The accommodation occupies a desirable location within walking distance of local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station.



## EXTERNAL



Externally, this property has well kept gardens to the front and rear and a single driveway to the rear of the property.

## ENTRANCE HALL

Accessed via a Upvc door, with access to the W.C.

## KITCHEN/DINING ROOM



Modern kitchen with a range of black wall and base units. Incorporating, electric oven and gas hob with extractor over, stainless steel sink with mixer tap, fridge, freezer, dishwasher, and plumbing for a washing machine. Finished with a large upvc double glazed window to the side elevation and Upvc double doors to the rear garden.

## LIVING ROOM



With a upvc double glazed window to the front elevation, storage cupboard and stairs leading up.

## BEDROOM ONE



Master bedroom with fitted wardrobes and cupboards. Access to en-suite and a Upvc double glazed window to the front elevation.

## EN-SUITE



Three piece suite, with shower cubicle, low level w.c and pedestal hand wash basin. Complete with part tiled walls, and a Upvc double glazed window.

## BEDROOM TWO



Double bedroom complete with carpeted flooring and a Upvc double glazed window to the rear elevation.

### BEDROOM THREE



Complete with carpeted flooring and a Upvc double glazed window to the rear elevation.

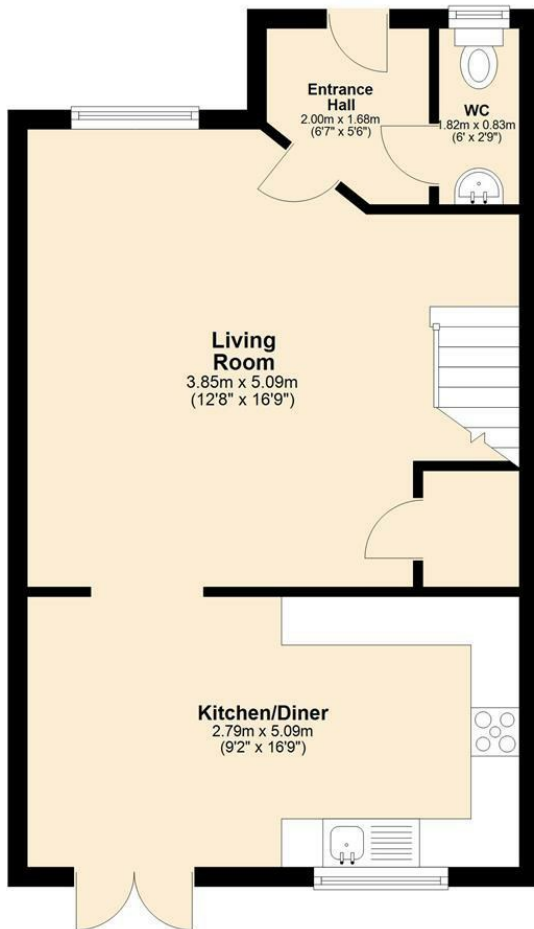
### BATHROOM



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath, part tiled walls, Upvc double glazed window to the front elevation.

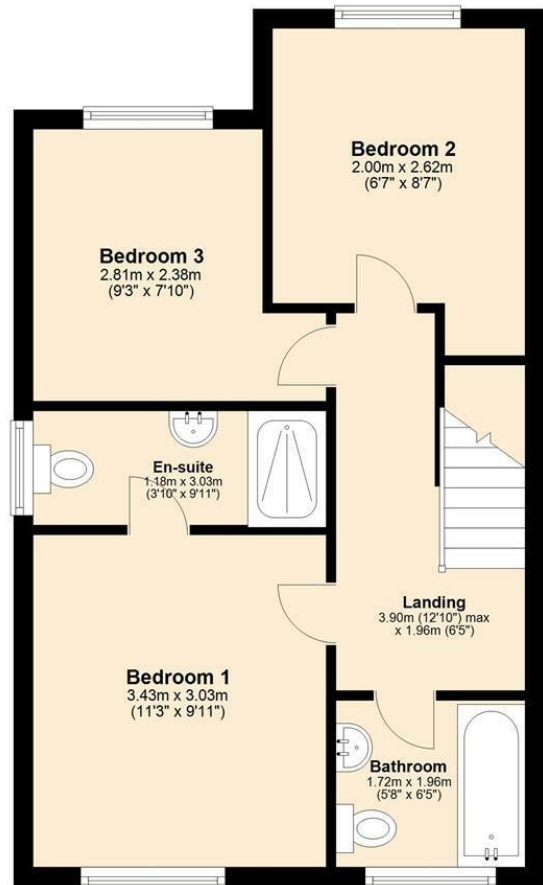
## Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)

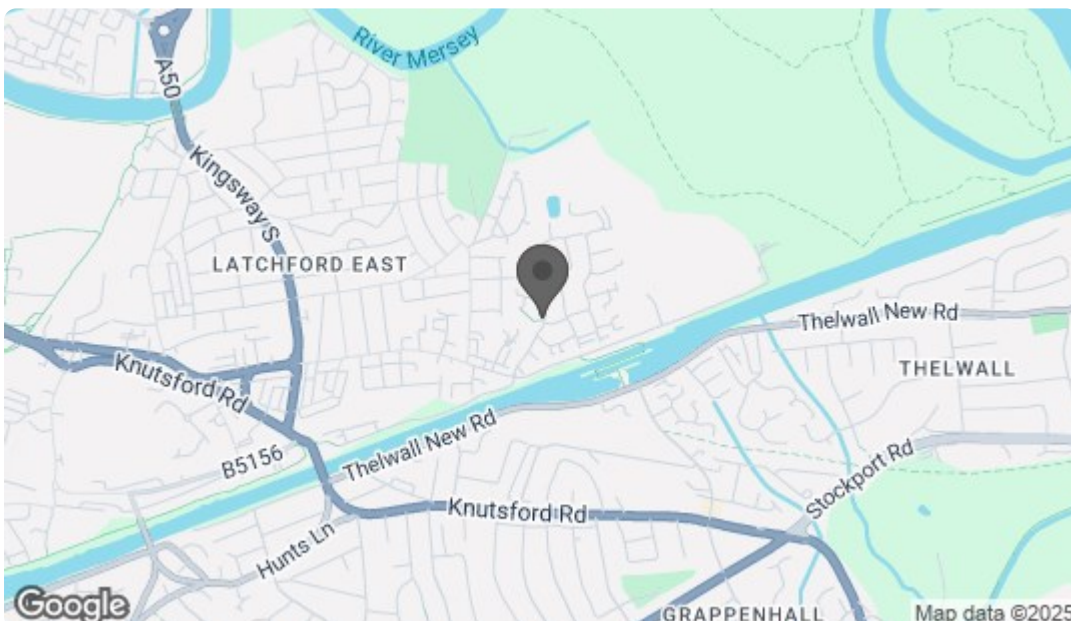


## First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 83.3 sq. metres (897.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(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>		
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