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## 165 Thelwall Lane, Warrington, WA4 1NF

### £950 PCM

END TERRACE PROPERTY, TWO BEDROOMS, TWO RECEPTION ROOMS, MODERN KITCHEN WITH OVEN AND GAS HOB, BATHROOM WITH BATH AND SHOWER, REAR ENCLOSED GARDEN, CLOSE TO LOCAL AMENITIES, UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, VIEWING HIGHLY RECOMMENDED

Howell and Co. are delighted to offer to the rental market this beautiful end terrace property, located in the heart of latchford, on Thelwall Lane, just a short walk away from local amenities.

This fantastic accommodation briefly comprises of: entrance hallway, two separate living and dining areas, modern kitchen fit with oven and gas hob, two great sized bedrooms, and a family bathroom.

This amazing property benefits from UPVC double glazed windows and gas central heating. Externally the property has a rear enclosed garden.

This property is available immediately, and viewing is highly recommended.



## EXTERNAL



Externally, this property has an enclosed yard to the rear with gate access.

## KITCHEN



Modern kitchen with a range of wall and base units. Incorporating an oven, gas hob, with extractor over, and stainless steel sink with mixer tap. Complete with a Upvc double glazed window to the side elevation, part tile and half painted walls and vinyl flooring and Upvc double glazed door to the rear enclosed garden.

## LIVING ROOM



Great sized living room, complete with carpeted floors and dual aspect Upvc double glazed windows to the front and side elevation.

## DINING ROOM

Great sized dining room, complete with carpeted floors and a Upvc double glazed window to the rear elevation.

## BEDROOM 1



Large master bedroom, complete with light painted walls, light carpeted floors and a Upvc double glazed window to the front elevation.

## BEDROOM 2



Great sized second bedroom. Complete with carpeted flooring, feature fireplace, light painted walls and a Upvc double glazed window to the rear elevation.

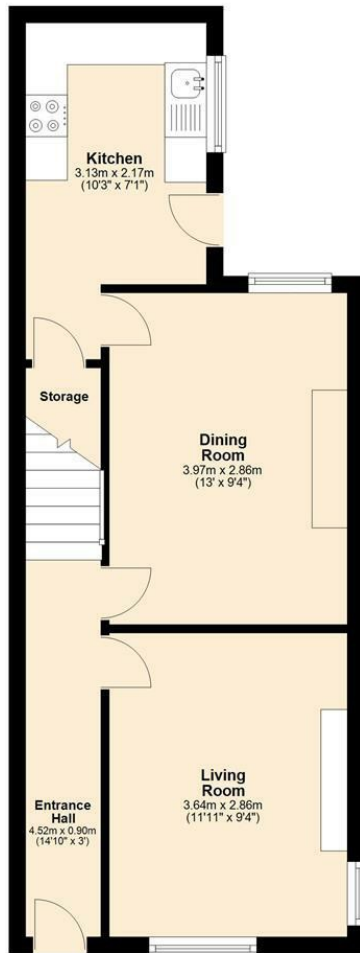
## BATHROOM



Great sized bathroom, incorporating a three piece suite comprising of a low level w.c, hand wash basin, and a bath with shower over. Complete with a Upvc double glazed window to the rear elevation, part tiled, part painted walls, and vinyl flooring.

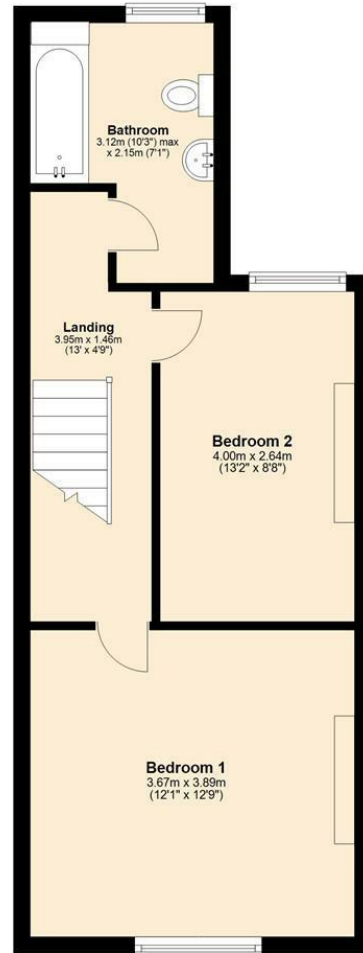
## Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)

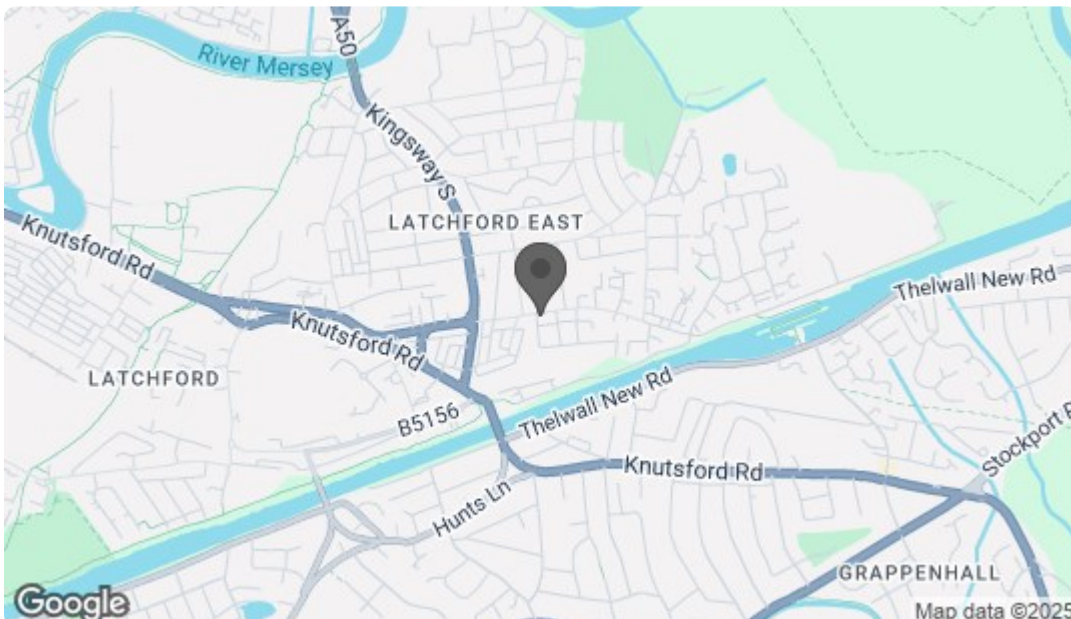


## First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 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>	60	
(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		