

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



26 Charlton Street, Warrington, WA4 1LX

£900 PCM

MID TERRACE PROPERTY, TWO BEDROOMS, RECENTLY REFURBISHED TO A HIGH STANDARD, AVAILABLE NOW, VIEWING RECOMMENDED

Howell and Co. are pleased to offer for rent, this beautifully presented two-bedroom mid-terrace property, that has been recently refurbished to a high standard throughout. This accommodation is ideal for professionals, couples, or small families, who are looking for a home to move straight into, and offers a stylish and modern living space in a convenient, well connected location.

The accommodation briefly comprises a welcoming living room and a separate dining area, both offering excellent entertaining space, a modern fully fitted kitchen with appliances, two well-proportioned bedrooms and a contemporary first-floor bathroom featuring quality fittings and finishes.

To the rear, the property benefits from gas central heating, upvc double glazing and a low-maintenance enclosed yard, ideal for relaxing or entertaining, while on-street parking is available to the front.

Occupying a desirable location on Charlton Street, this accommodation is close to local schools and short drive away from Warrington Town Centre and its array of amenities including shops, bars and restaurants. Therefore the property is conveniently located just a short drive from both of Warrington's main railway stations, Central Station and Bank Quay Station. The area benefits from being close to bus routes and motorway systems, which allow for easy commuting from Liverpool and Manchester, to up and down the country.

EXTERNAL



On street parking and a rear enclosed yard.

KITCHEN



New kitchen fitted with a range of white gloss wall and base units. Incorporating stainless steel sink, electric oven and hob with extractor over, washing machine and fridge freezer. External door to access the rear yard and upvc double glazed window.

LIVING ROOM



Laminate flooring, feature fireplace, upvc double glazed window.

DINING ROOM



Laminate flooring, under stairs storage, upvc double glazed window.

BEDROOM 1



Carpeted flooring, upvc double glazed window.

BEDROOM 2



Carpeted flooring, upvc double glazed window.

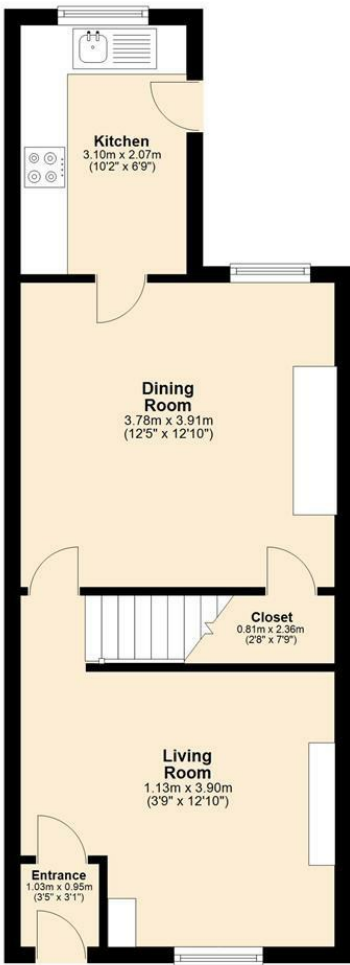
BATHROOM



Three piece suite, comprising w.c, hand wash basin, panelled bath with shower over and glass screen. Upvc double glazed window, chrome heated towel rail, mirror cupboard. Part tiled walls and vinyl flooring.

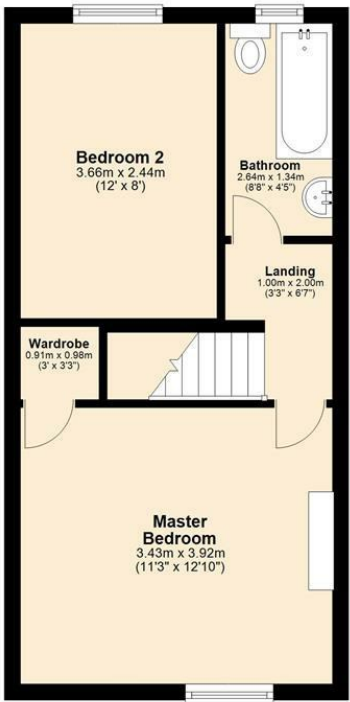
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)

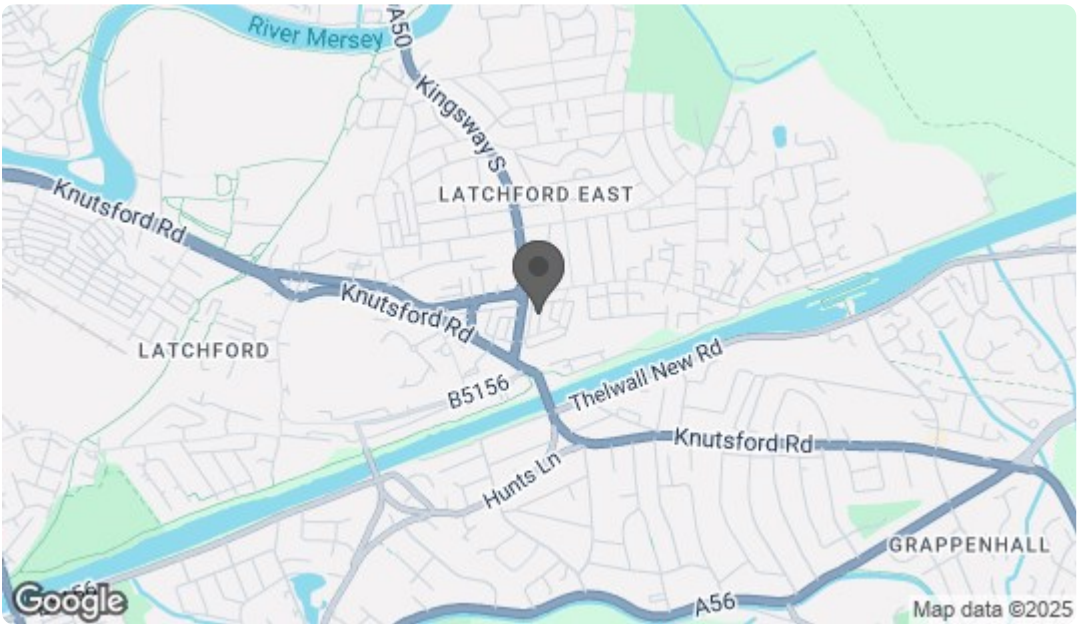


First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 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