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## **38 Daniel Close, Warrington, WA3 6QL**

### **£700 PCM**

FIRST FLOOR STUDIO, NEWLY REFURBISHED, MODERN KITCHEN, WALK IN WARDROBE, OFF ROAD PARKING, AVAILABLE NOW

Howell and Co. are delighted to offer to the rental market this stunning first floor studio apartment, recently refurbished to a high standard and ideally located in a quiet residential area, close to transport links.

The property offers comfortable, modern accommodation throughout, featuring an attractive open-plan living sleeping area, complete with two uPVC double-glazed windows that allow plenty of natural light to flow through, a modern fitted kitchen complete with fridge and electric hob appliances, walk in wardrobe and a contemporary bathroom. The apartment also benefits from electric heating and double glazing throughout, ensuring comfort all year round.

Accessed via a secure communal entrance, the property also includes an off road parking space. This apartment is perfect for professionals, or anyone looking for a low-maintenance, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended!

EXTERNAL



LIVING SPACE



KITCHEN



WALK-IN-WARDROBE

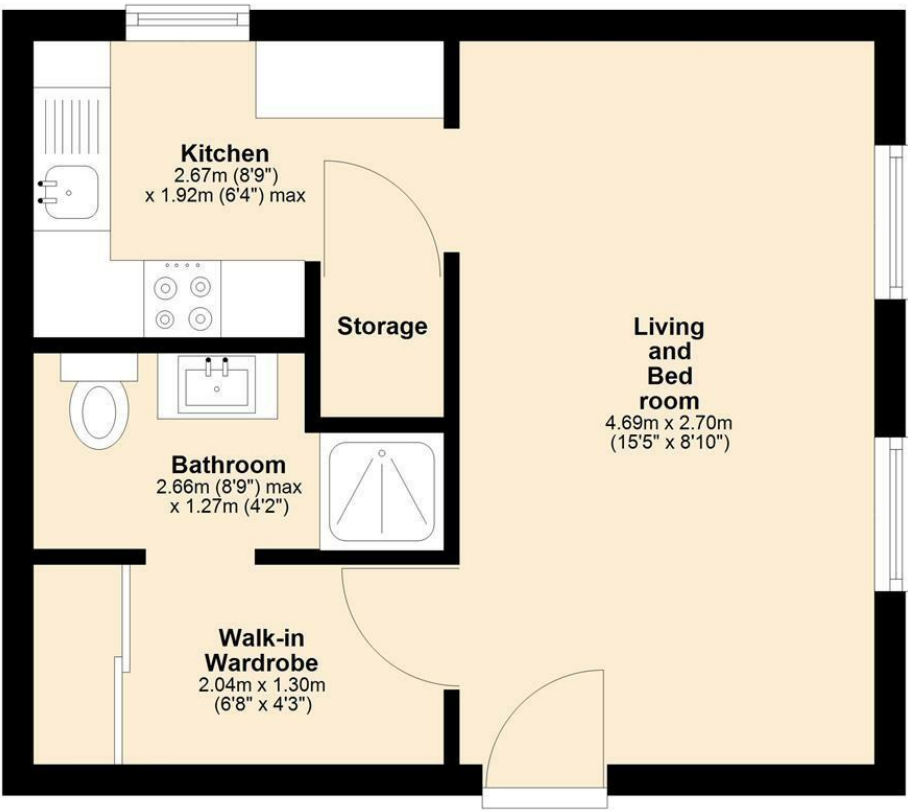


BATHROOM

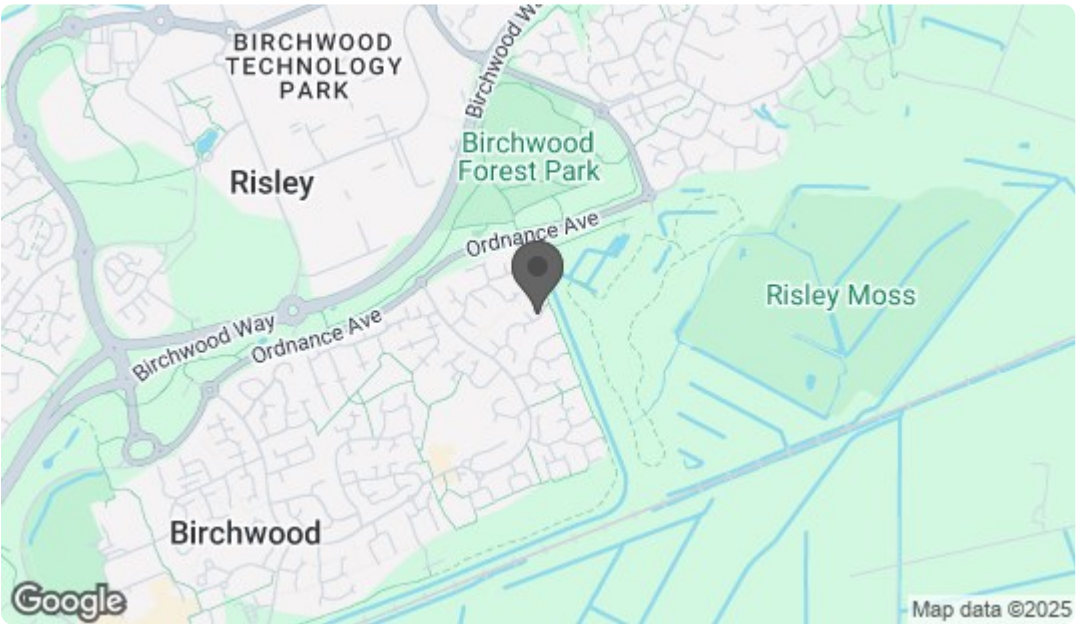


# Ground Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 25.5 sq. metres (274.2 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                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |