

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



9 Starkey Grove, Warrington, WA4 1QD

£850 PCM

TERRACED PROPERTY, TWO BEDROOMS, LARGE GARDEN, FIRST FLOOR BATHROOM, GREAT LOCATION.

Howell and Co are thrilled to offer to the rental market, this two bedroom terraced property on Starkey Grove. This property is located in a highly sought after location, not far from local amenities.

This property briefly comprises, entrance hall with stairs leading to the first floor, a spacious living room, kitchen with oven and hob complete with dining space to the ground floor, and two great sized bedrooms and a spacious bathroom, with shower over bath, to the first floor of the accommodation.

This property is complete with a rear enclosed garden great to enjoy the summer weather in, gas central heating and Upvc double glazing throughout. This property is sure to attract a lot of attention, therefore early viewing is advised to avoid disappointment.

Occupying a desirable location on Starkey Grove, this accommodation is a close to local schools and short drive away from Warrington Town Centre and its array of amenities including shops, bars and restaurants. This therefore means that the property is conveniently located just a short drive from both of Warrington's main railway stations, Central Station and Bank Quay Station, both of which are located in or near to the town centre. The area benefits from being close to local bus routes and motorway systems, the M6 and M56, which allows for easy commuting from Liverpool, Manchester, etc, to up and down the country.

EXTERNAL



Externally, this property has enclosed yards to the front and to the rear. Great to enjoy in the summer weather.

KITCHEN DINER



Large space, 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 rear elevation, with light painted walls and tiled flooring and Upvc double glazed door to the rear enclosed garden.

LIVING ROOM



Great sized living room, complete with a feature fireplace, light wood floors and a Upvc double glazed window to the front elevation.

LANDING



BEDROOM ONE



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

BEDROOM TWO



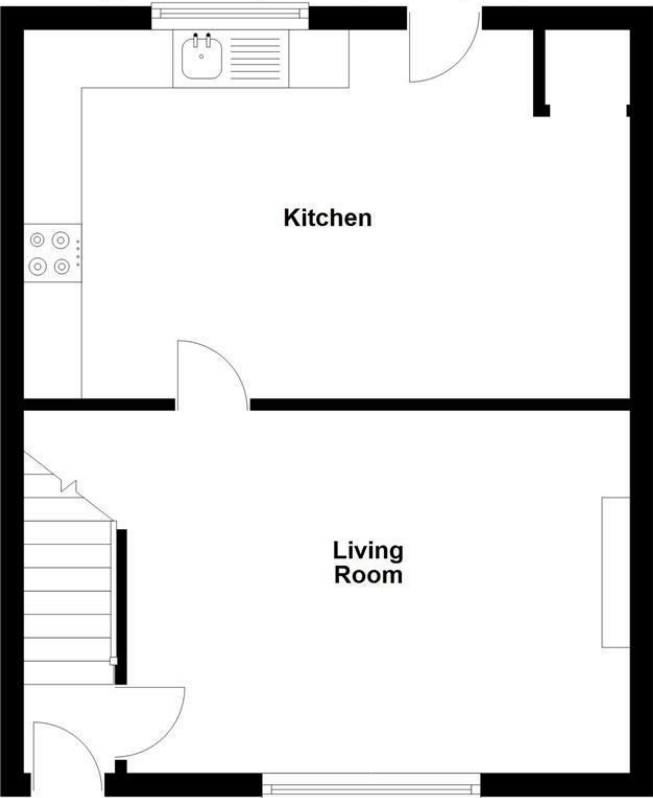
Great sized second bedroom. Complete with dark brown carpeted flooring, light painted walls and a Upvc double glazed window to the rear elevation.

BATHROOM

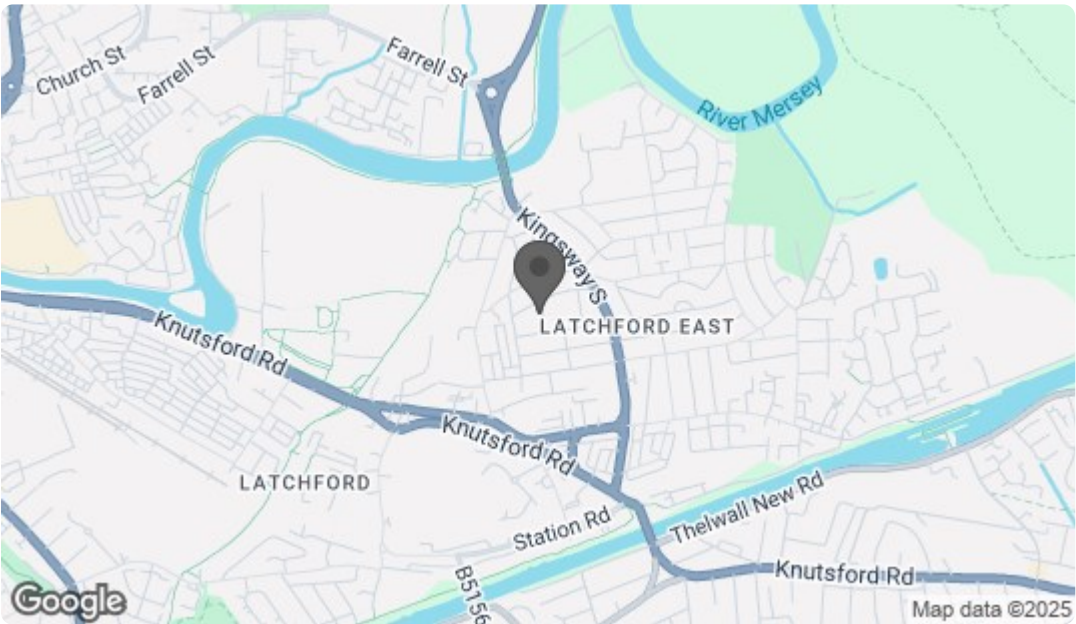
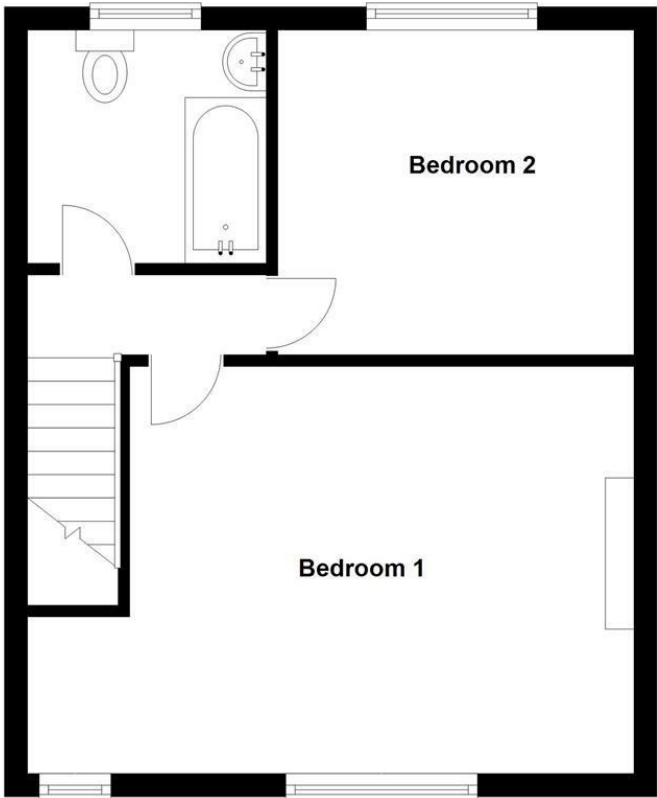


Great sized bathroom, incorporating a three piece suite comprising of a low level w.c, hand wash basin, and a bath with shower over. Complete with a Upvc double glazed window to the rear elevation, part tiled, part painted walls, and vinyl wooden flooring.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		