

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



4 Amelia Street, Warrington, WA2 7QA

£800 PCM

MID TERRACE PROPERTY, TWO BEDROOMS, GROUND FLOOR SHOWER ROOM, OPEN PLAN LIVING, AVAILABLE NOW, VIEWING RECOMMENDED

We are delighted to offer this well-presented two-bedroom mid-terrace home for rent in a sought-after location, ideal for professionals, couples, or small families.

The property offers a spacious open plan living area, creating a light and modern space for both relaxing and entertaining. A fully fitted kitchen with gas hob, a ground floor modern shower room, and two bedrooms which provide comfortable accommodation on the upper floor.

With gas central heating and uPVC double glazing throughout, the property has on-street parking and a rear enclosed yard.

The property is ready to move in now, so don't miss out, contact us today to arrange your viewing!

EXTERNAL



Externally, this property has a rear enclosed yard.

KITCHEN



Fitted kitchen with electric oven and gas hob with extractor over, stainless steel sink and upvc double glazed window.

OPEN PLAN LIVING AND DINING ROOM



Light brown carpets, archway, under stair storage, upvc double glazed windows to the front and rear elevations.

BEDROOM 1



Light brown carpets and a upvc double glazed window.

BEDROOM 2



Light brown carpets and a upvc double glazed window.

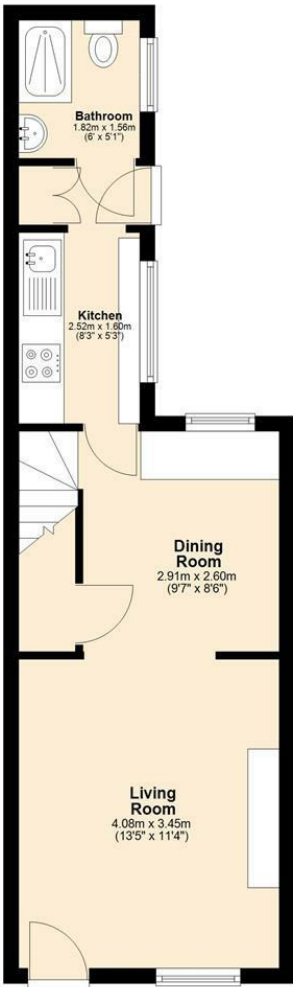
BATHROOM



Fitted with a white three piece bathroom suite comprising: shower with glass enclosure, low level w.c and wash hand basin with storage cupboard, tiled walls, Upvc double glazed window.

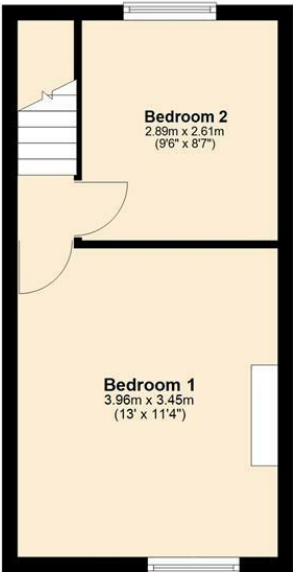
Ground Floor

Approx. 33.0 sq. metres (355.7 sq. feet)

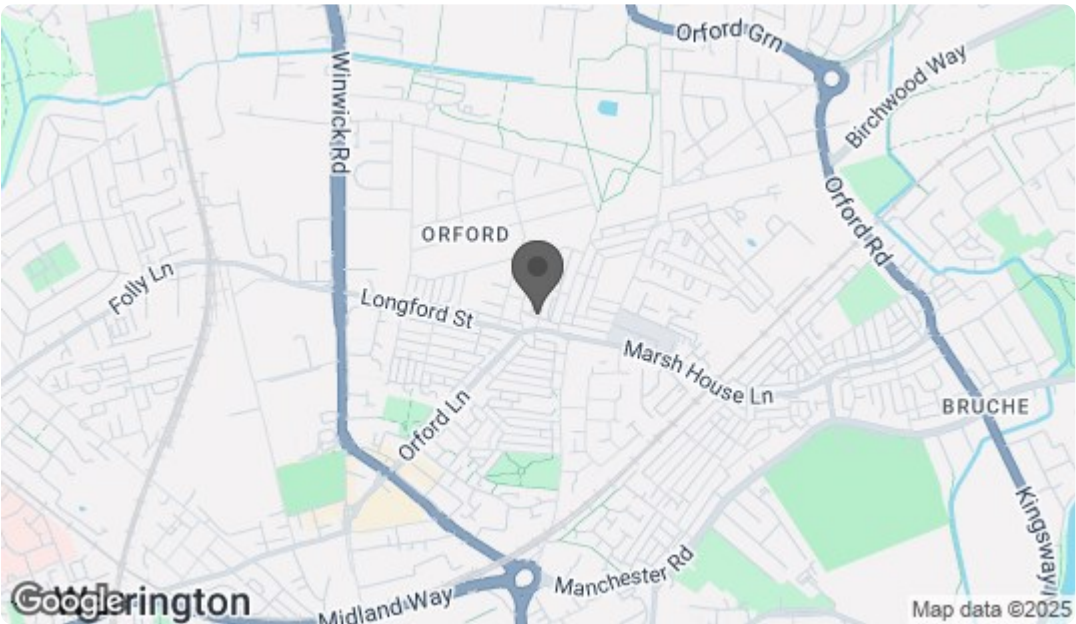


First Floor

Approx. 24.0 sq. metres (258.4 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 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		