

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 1 Cross Lane, Warrington, WA4 2LW

### £1,950 PCM

An immaculately presented four-bedroom family home, ideally located in the highly sought-after area of Grappenhall, newly refreshed with new carpets fitted throughout, offering a bright and welcoming living environment.

A beautiful hallway leads to a spacious lounge and large modern fully fitted kitchen featuring sleek glossy units and integrated appliances including a fridge/freezer and dishwasher, ideal for contemporary family living. To the first floor are four generously sized bedrooms and a modern family bathroom, complete with bath, separate shower cubicle, WC with concealed cistern, wash basin, and heated towel rail.

Externally there is a large stone driveway with established shrubs, to the rear of the property there is a garage with up-and-over door, a fully enclosed rear garden with established borders, lawn and paved area. Perfect for outdoor seating and entertaining.

Additional benefits include gas central heating and double glazing throughout.

A short stroll away is Grappenhall Village, a charming setting with a quaint cobbled street, traditional pubs, parish hall, local school, and a striking historic church. An excellent family home in a desirable location available to let and ready for immediate occupation. Early viewing recommended.



## EXTERNAL



Externally this property has gardens to the front and rear, along with a single garage and driveway parking.

## ENTRANCE HALL



With a beautiful tile floor and grand staircase, under stair storage, stained glass windows. Access to all ground floor rooms.

## KITCHEN



Fitted with a range of white and black gloss wall, base and larder units incorporating a stainless steel sink unit with mixer tap, breakfast bar with two stools, dual aspect Upvc double glazed windows, integrated fridge freezer, oven, grill and microwave, gas hob with extractor over, free standing dishwasher, and upvc door to the rear garden.

## DINING ROOM



Open plan to the kitchen, with wall papered walls, grey wooden floors, french doors to the rear garden.

## LIVING ROOM



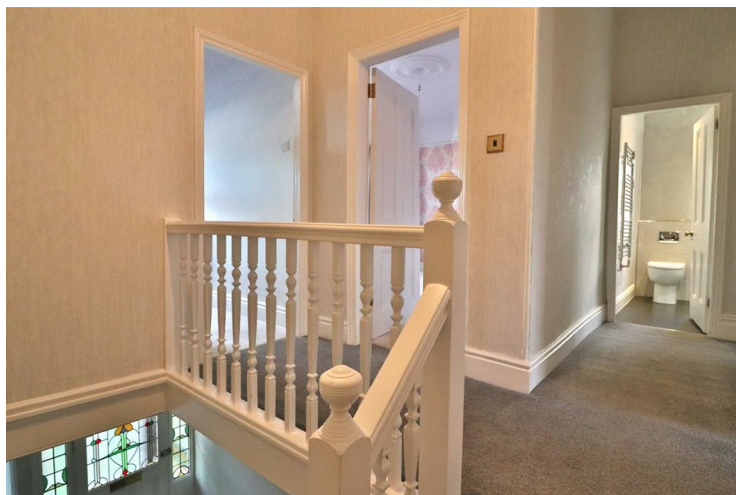
With a Upvc double glazed bay window to the front elevation, fireplace wallpapered walls with picture rail and new grey carpeted flooring.

## GROUND FLOOR SHOWER ROOM



Three piece suit comprising of tiled shower enclosure with glass screen, low level w.c and wash hand basin, tiled walls, and floors and wall mounted mirror.

## FIRST FLOOR LANDING



New grey carpeted flooring, wallpapered walls and access to all rooms.

## BEDROOM 1



With a Upvc double glazed bay window to the front elevation, fireplace wallpapered walls with picture rail and new grey carpeted flooring.

## BEDROOM 2



New grey carpets, wallpapered walls, built in storage cupboard, and a upvc double glazed window to the rear elevation.

## BEDROOM 3



New grey carpets and grey painted walls, a upvc double glazed window to the rear elevation.

## BEDROOM 4



New grey carpets and purple painted walls, a upvc double glazed window to the front elevation.

## BATHROOM

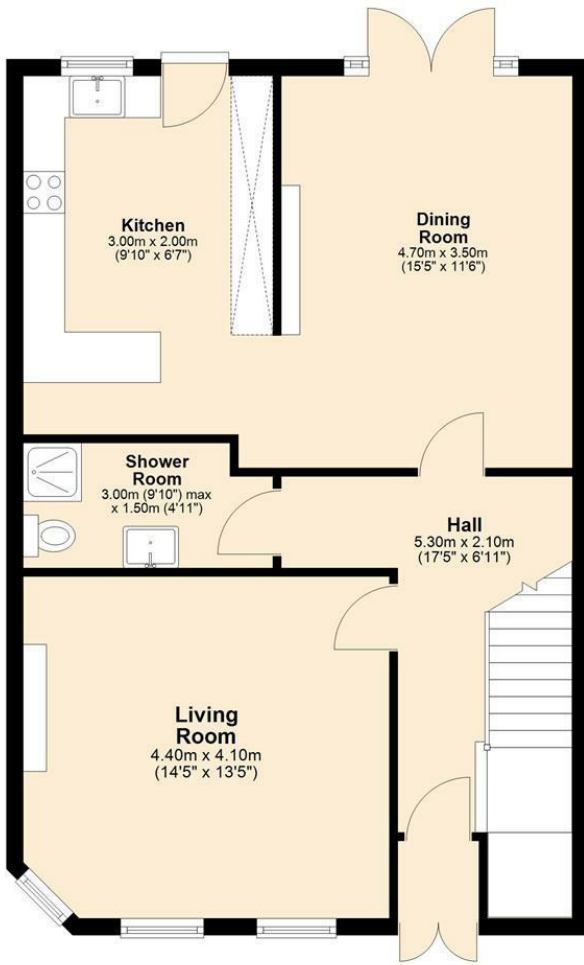


Fitted with a white three piece bathroom suite comprising: bath with shower over and glass screen, low level w.c and wall mounted wash hand basin, tiled walls, Upvc double glazed window to the side elevation.



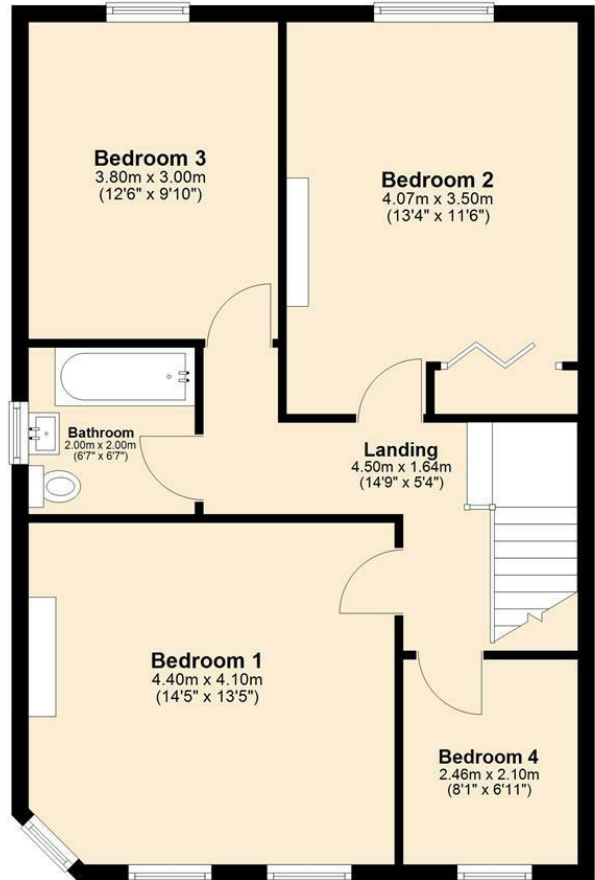
## Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)

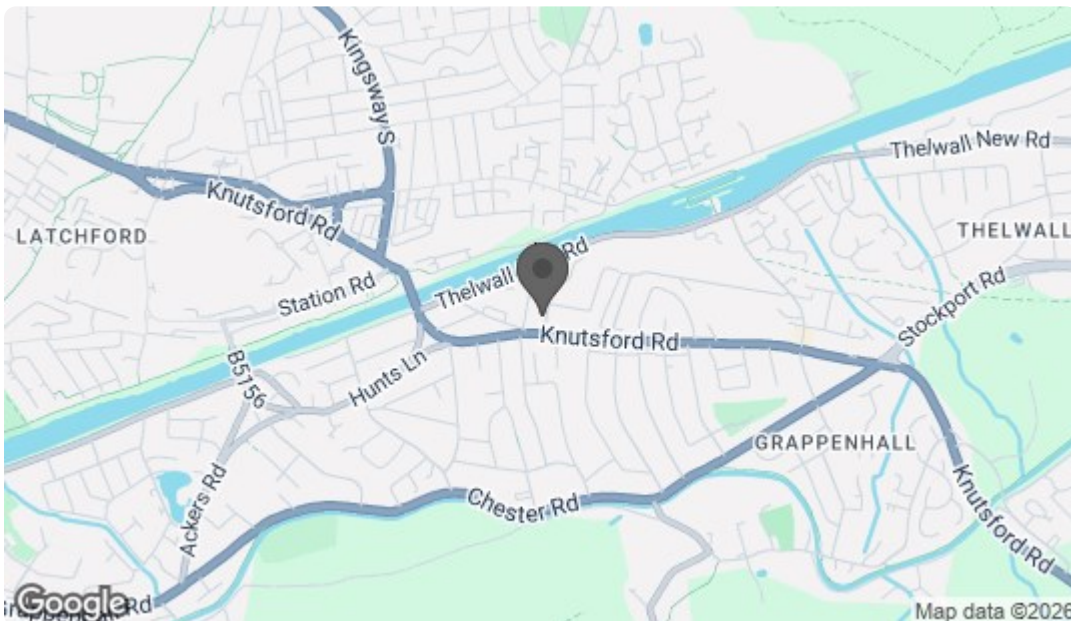


## First Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



Total area: approx. 132.9 sq. metres (1430.1 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 energy efficient - higher running costs                     |         |           |
|                                                                 | 57      | 70        |
| <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              |         |           |