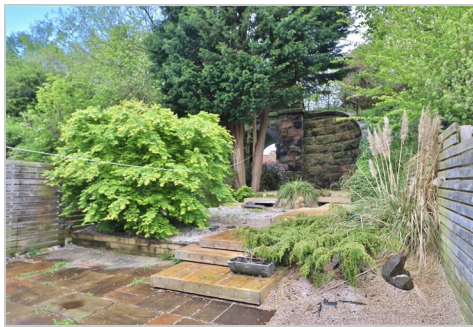


759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

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

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



## 26 Woolacombe Close, Warrington, WA4 2RU

**£1,400 PCM**

SEMI DETACHED PROPERTY WITH THREE BEDROOMS, KITCHEN WITH INTEGRATED APPLIANCES, IMPRESSIVE GARDEN, OFF ROAD PARKING, MODERN THROUGHOUT.

We are pleased to offer to the rental market, this spacious three bedroom semi-detached family home, located on Woolacombe Close, near local amenities. Situated in a quiet cul-de-sac, the accommodation briefly comprises; Entrance vestibule, living room, dining/snug area, modern fully fitted kitchen with induction hob, integrated fridge freezer and beko dishwasher. To the first floor, the property offers 3 double bedrooms and a beautiful family bathroom with shower over bath. Externally there is off road driveway parking to the front, and an attractive garden to the rear, with a large inbuilt koi pond in the decking area, and an easy to maintain Thai inspired stone garden.

This well presented property also benefits from garage access. There is also Upvc double glazing and gas central heating throughout. The accommodation is sure to attract a lot of attention, therefore early viewing is advised to avoid disappointment.

Occupying a desirable location in Latchford, this accommodation is a 10 minute walk away from the centre of Latchford Village and a 15 minute walk to Stockton Heath Village and their amenities. The area benefits from being close to local bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems, including the M6 and M56, which allow for easy commuting from Liverpool, Manchester, to up and down the country.



## EXTERNAL



Externally the property has off road drive way parking along with a single garage, and impressive gardens to the rear with a large inbuilt koi pond in the decking area, and an easy to maintain Thai inspired stone garden.

Plus the property is just a 15 minute walk to Stockton heath centre and 10 minutes to Latchford Village.

## KITCHEN



Fitted with a range of modern wall and base units, incorporating electric oven and induction hob with extractor over, stainless steel sink with mixer tap, integrated beko dishwasher and fridge freezer and plumbing for a washing machine. This kitchen has tiled floors and two Upvc double glazed windows overlooking the rear garden, and a Upvc door to the side elevation.

## LIVING ROOM



Living room with archway to kitchen space, with a Upvc double glazed window to the front elevation and tiled flooring.

## DINING ROOM/SNUG



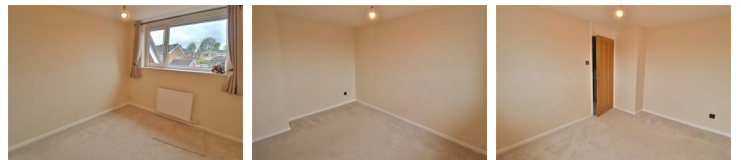
Open plan with the kitchen. With upvc double glazed doors to the rear and tiled flooring.

## BEDROOM 1



With a large UPVC double glazed window to the front elevation, and wooden flooring.

## BEDROOM 2



With a large Upvc double glazed window to the rear elevation and carpeted flooring.

## BEDROOM 3



With a Upvc double glazed window to the rear elevation and wooden flooring.

## BATHROOM



Three piece suite comprising of a low level w.c, drawer storage hand wash basin, and bath with shower over. Complete with in wall shelving, large mirror, spot light lighting and tiled walls and flooring.

## GARAGE

With three access points.

## LANDING



With access to the three bedrooms and the family bathroom.

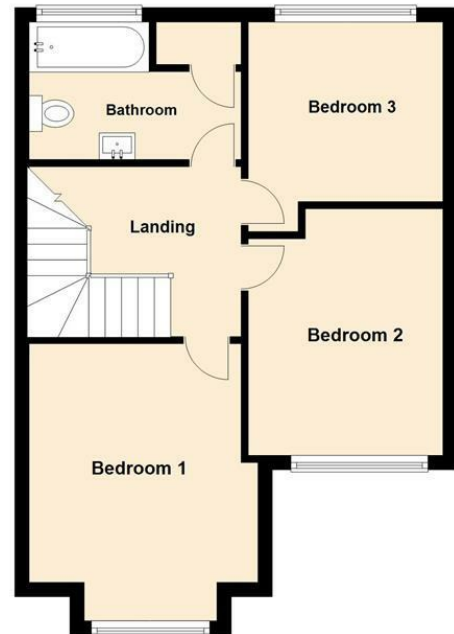
## Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)

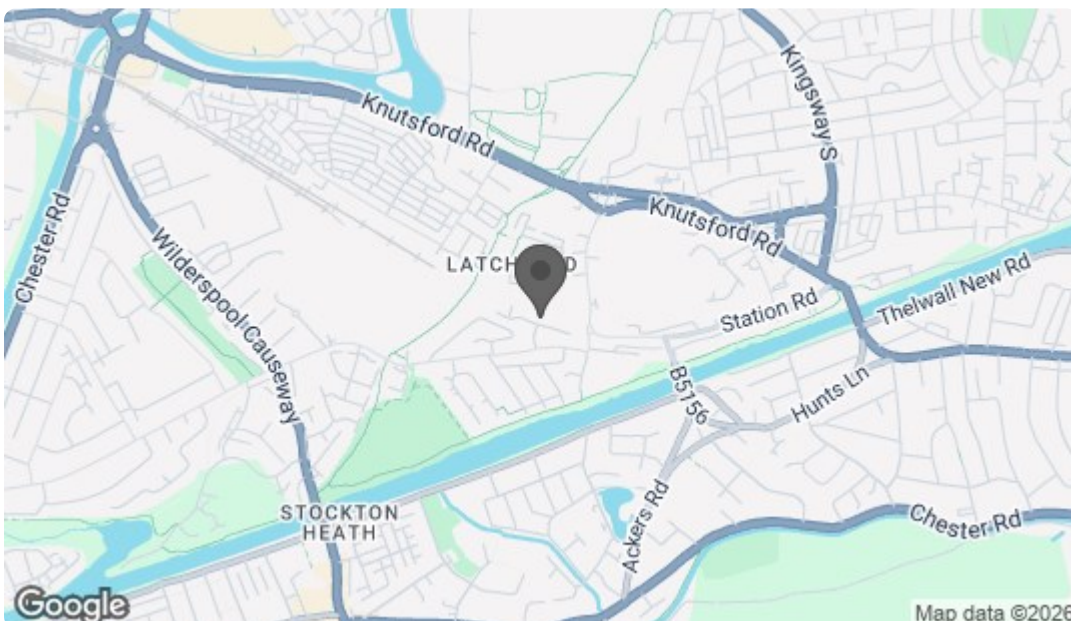


## First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		