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4 Pear Tree Place, Warrington, WA4 1AX

£700 PCM

GROUND FLOOR FLAT, ONE BEDROOM, NEW CARPETS, FRESHLY PAINTED, KITCHEN WITH ELECTRIC HOB, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, AVAILABLE NOW

We are delighted to offer to the rental market this ground floor apartment, recently refurbished and ideally located close to a range of local amenities, shops, schools and transport links.

The property offers comfortable, accommodation throughout, featuring an attractive living and kitchen space complete with fridge freezer and washing machine and uPVC double-glazed windows and French doors that allow plenty of natural light to flow through. There is a well-proportioned bedroom, a contemporary bathroom, a welcoming entrance hallway and multiple useful storage cupboards. The apartment also benefits from gas central heating and double glazing throughout, ensuring comfort all year round.

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

Early viewing is highly recommended!

EXTERNAL



Externally this property has a rear enclosed shared yard.

KITCHEN



With a range of wall and base units, including electric oven and hob, free standing fridge freezer, washing machine, stainless steel sink with mixer tap, and a upvc double glazed window to the front elevation.

LIVING ROOM



With new grey carpets, upvc double glazed french doors to the rear elevation, ceiling fan and storage cupboard.

BEDROOM



With new grey carpets, upvc double glazed window to the rear elevation.

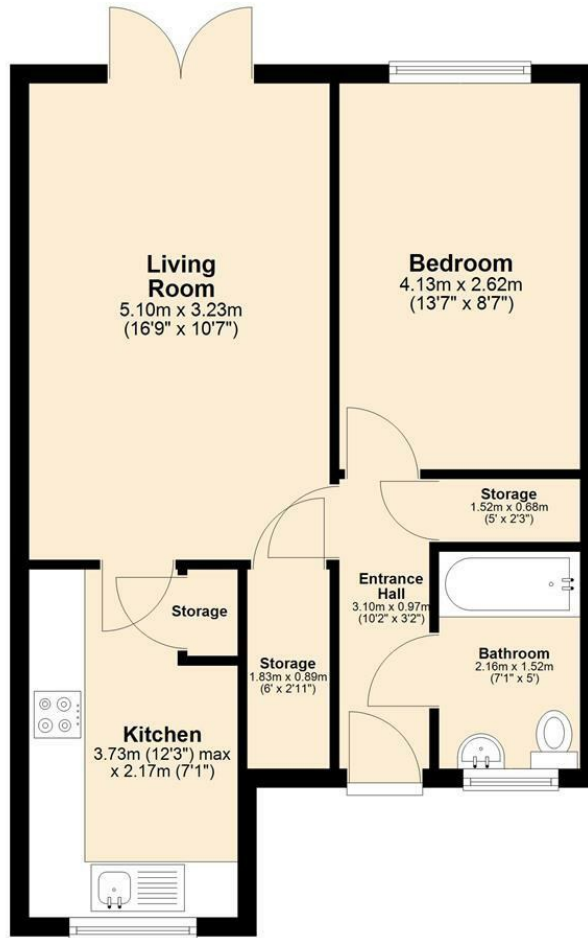
BATHROOM



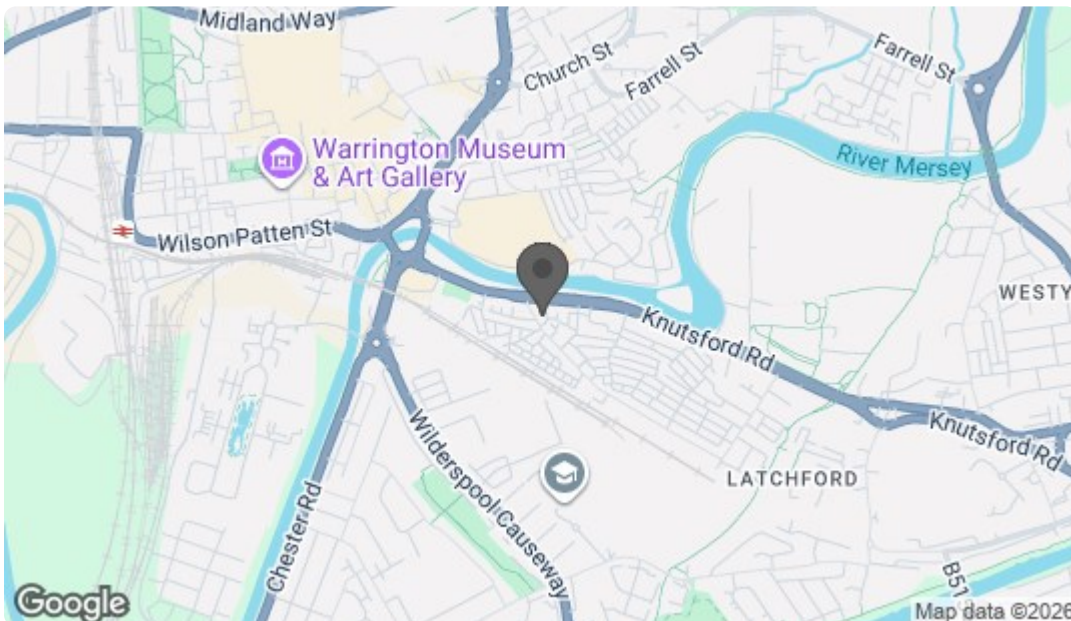
Three piece suit, comprising low level W.C, pedestal wash hand basin and panelled bath with shower over and shower screen. Part tiled walls and a Upvc double glazed window to the front elevation.

Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 46.3 sq. metres (498.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(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		