

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



12B Lindi Avenue, Warrington, WA4 2SJ

£1,500 PCM

THREE BEDROOM SEMI-DETACHED HOME | GRAPPENHALL | SPACIOUS LIVING ROOM | MODERN KITCHEN/DINER | EN-SUITE TO MAIN BEDROOM | DOWNSTAIRS W.C. | DRIVEWAY PARKING | ENCLOSED REAR GARDEN | COUNCIL TAX BAND E

Situated in the highly sought-after village of Grappenhall, this well-presented three-bedroom semi-detached home offers spacious and modern accommodation, making it an excellent choice for families and professionals alike.

The property is ideally positioned within easy reach of local shops, highly regarded schools, picturesque canal walks and excellent transport links, whilst the nearby villages of Stockton Heath and Latchford offer a fantastic selection of restaurants, cafés and amenities.

The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs W.C., a generous living room with French doors opening onto the rear garden, and a contemporary kitchen/diner offering plenty of storage and space for everyday dining.

EXTERNAL



To the front of the property is a block-paved driveway providing off-road parking. To the rear is an enclosed garden, mainly laid to lawn with fenced boundaries, offering a private outdoor space ideal for enjoying the warmer months.

HALLWAY



A bright and welcoming entrance hall providing access to the downstairs accommodation, with staircase leading to the first floor.

W.C



Fitted with a low-level W.C. and wash hand basin.

LIVING ROOM



A spacious and comfortable reception room featuring French doors opening onto the rear garden, allowing plenty of natural light and creating an ideal space for both relaxing and entertaining.

KITCHEN/DINER



A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating an integrated oven and hob with space for additional appliances. There is ample room for a dining table, making this an excellent everyday family space.

LANDING

Providing access to all first floor accommodation

BEDROOM 1



A generous double bedroom overlooking the front of the property, benefiting from fitted wardrobes and access to a private en-suite shower room.

ENSUITE



Comprising a shower enclosure, low-level W.C. and wash hand basin.



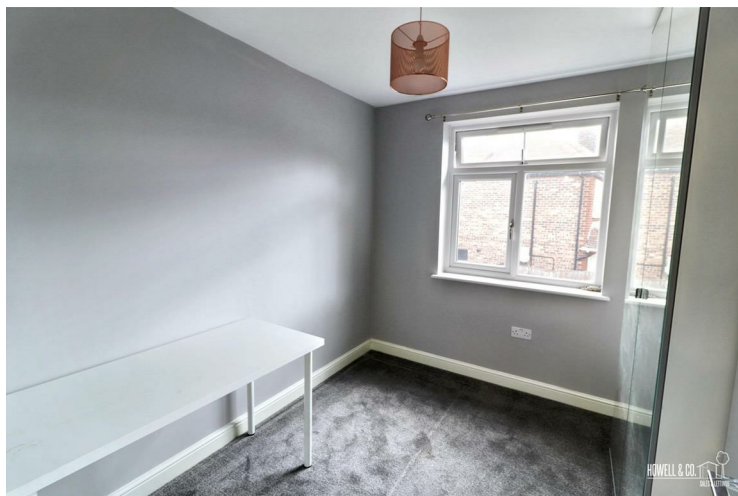
Fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed screen, low-level W.C. and wash hand basin.

BEDROOM 2



A well-proportioned double bedroom overlooking the rear aspect.

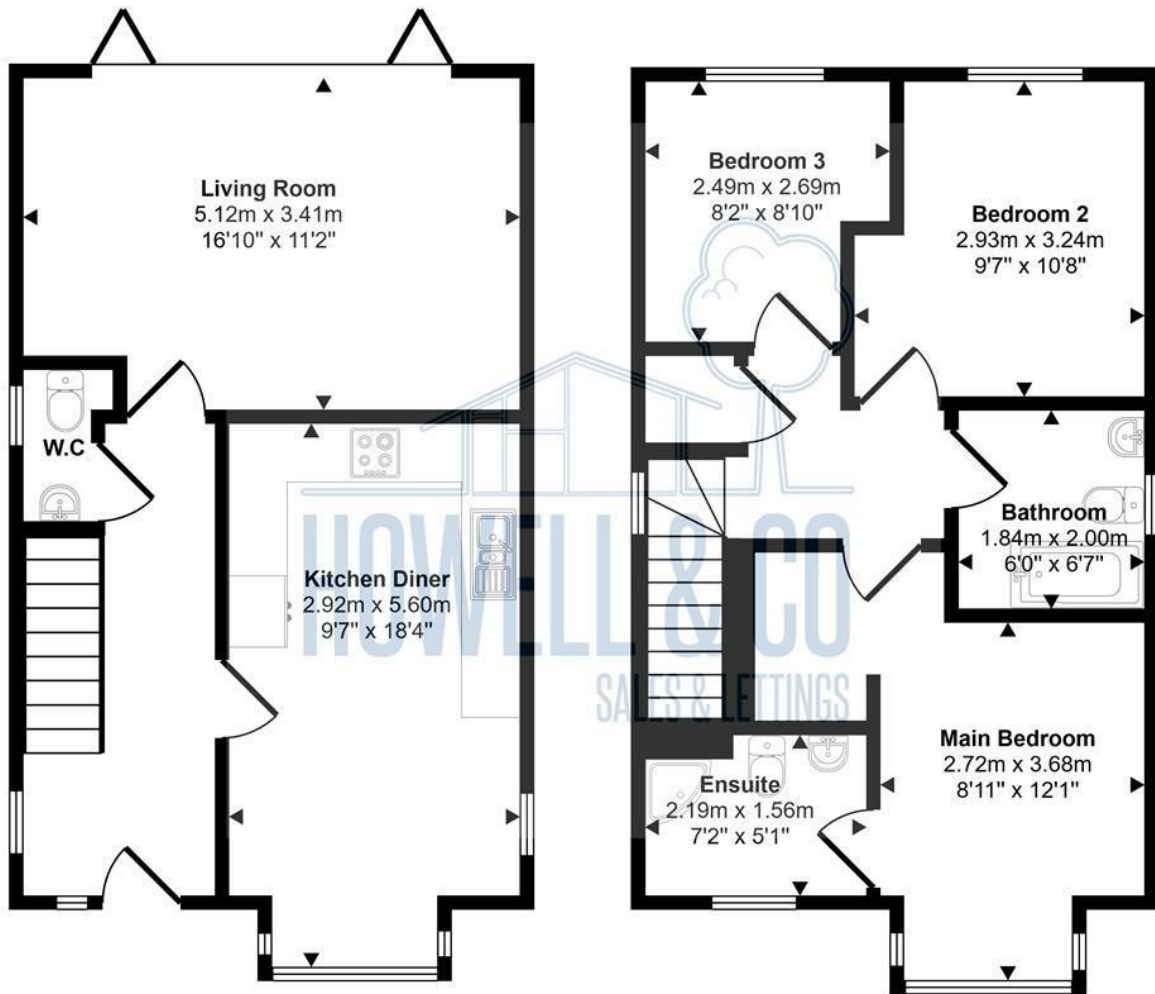
BEDROOM 3



A good-sized single bedroom, ideal as a child's room, guest bedroom or home office.

BATHROOM

Approx Gross Internal Area
88 sq m / 946 sq ft



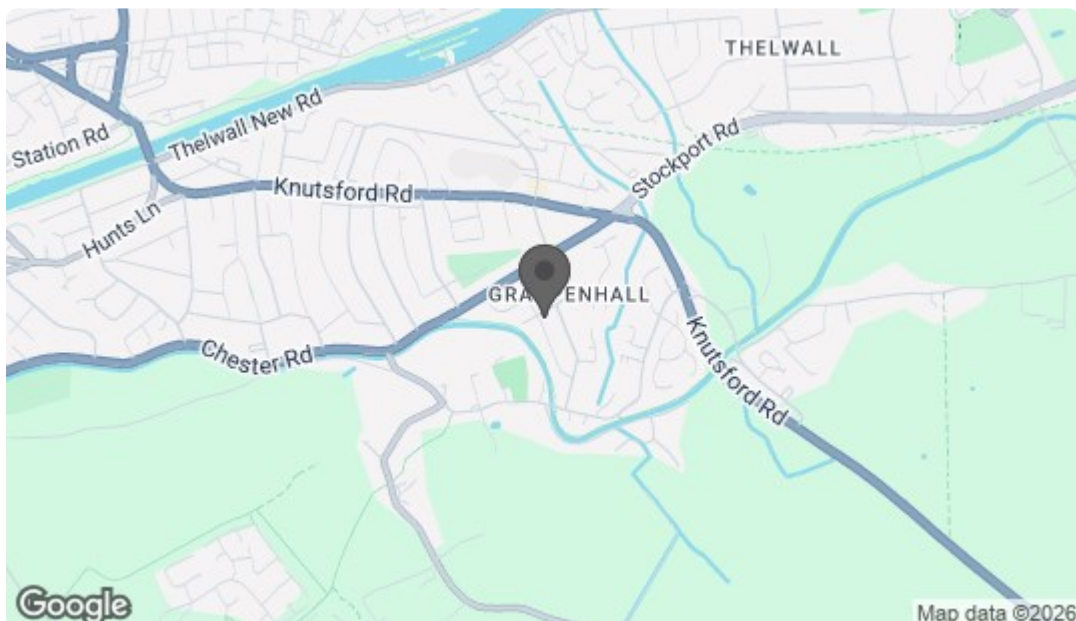
Ground Floor

Approx 44 sq m / 474 sq ft

First Floor

Approx 44 sq m / 472 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		