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10 Cumberland Street, Warrington, WA4 1HB

£950 PCM

FULLY MODERNISED TWO BEDROOM HOME | STYLISH OPEN-PLAN LIVING | CONTEMPORARY KITCHEN/DINER | MODERN SHOWER ROOM | TWO BEDROOMS | LATCHFORD LOCATION | ON-STREET PARKING | COUNCIL TAX BAND A | AVAILABLE NOW

Fully modernised throughout to a high standard, this beautifully presented two-bedroom home offers stylish, contemporary accommodation in a convenient Latchford location.

The ground floor has been designed with modern living in mind, featuring a bright and spacious open-plan layout. The living area flows seamlessly through to the impressive kitchen/diner, creating a sociable and versatile space ideal for relaxing, dining and entertaining. The contemporary kitchen is finished with sleek cabinetry, generous worktop space and integrated appliances, while the neutral décor and modern flooring give the whole ground floor a fresh and cohesive feel.

To the first floor are two well-presented bedrooms, both finished with neutral décor and carpeting, alongside a stylish modern shower room featuring marble-effect wall tiling, a walk-in shower enclosure and contemporary vanity unit.

EXTERNAL



The property is situated on Cumberland Street in Latchford and benefits from on-street parking to the front.

LIVING ROOM



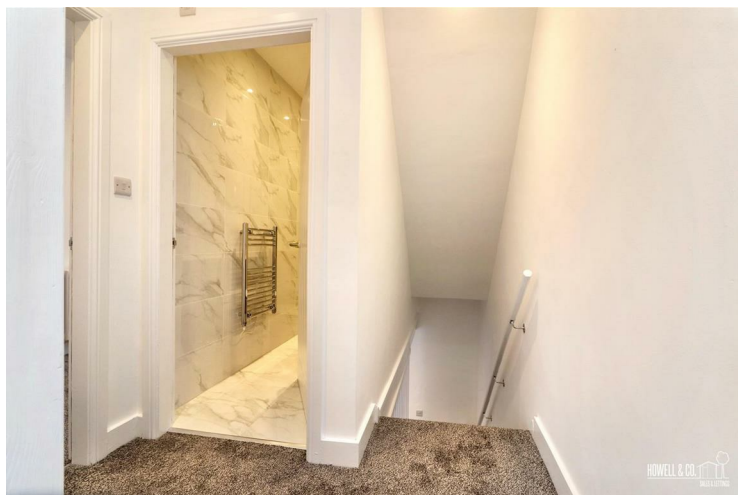
A bright and welcoming living space finished with modern flooring and fresh neutral décor. The open-plan design creates a spacious feel, with the room flowing directly through into the kitchen/diner to provide a fantastic sociable living and entertaining space.

KITCHEN/DINER



A beautifully finished contemporary kitchen featuring a stylish range of fitted wall and base units, complementary work surfaces and integrated appliances. The open-plan arrangement connects seamlessly with the living area, while the modern finish and generous workspace make this an impressive heart of the home.

LANDING



Providing access to both bedrooms and the shower room, with

neutral décor and fitted carpeting continuing the property's fresh, modern finish.

BEDROOM 1



A well-proportioned main bedroom finished in neutral tones with fitted carpeting, providing a bright and versatile space with plenty of room for bedroom furniture.

BEDROOM 2



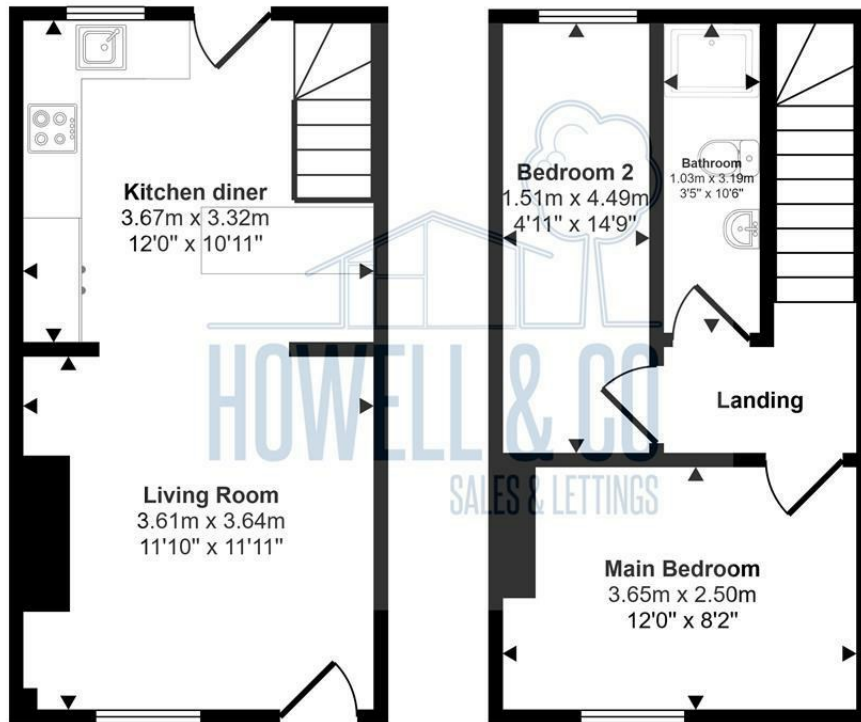
A second bedroom with neutral décor and fitted carpeting, offering a versatile space suitable for use as a bedroom, home office or dressing room.

SHOWER ROOM

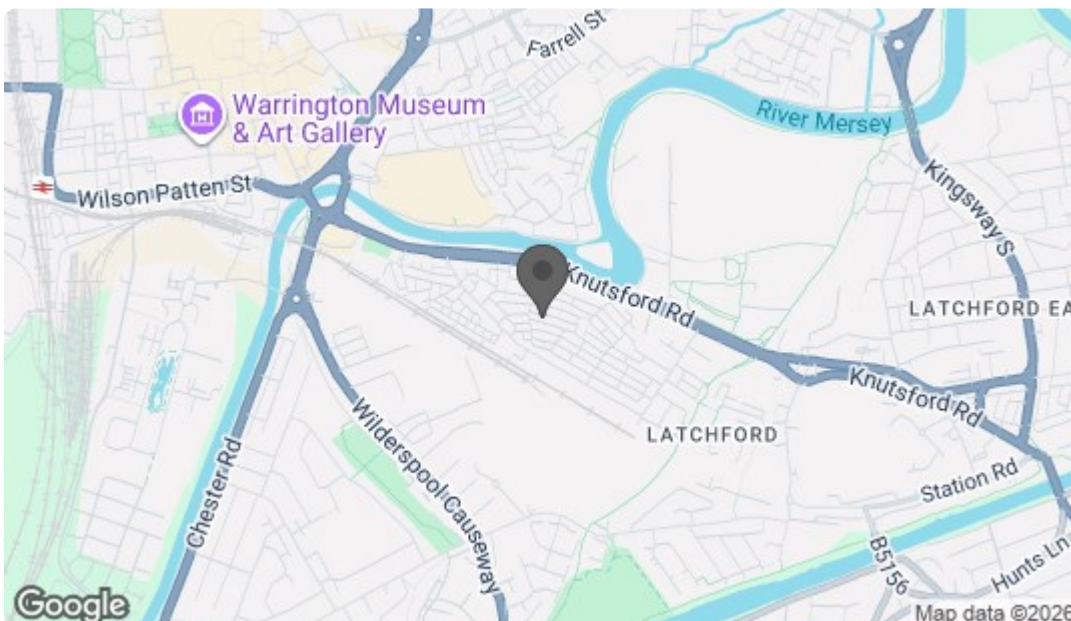


A particularly stylish modern shower room finished with marble-effect wall tiling and comprising a walk-in shower enclosure, contemporary vanity unit with wash basin and W.C., complemented by modern fittings and a heated towel rail.

Approx Gross Internal Area
52 sq m / 559 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		