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79 Barmouth Close, Warrington, WA5 9RW

£900 PCM

TWO BEDROOM MID-TERRACE PROPERTY | SPACIOUS LIVING ROOM | MODERN KITCHEN/DINER | ENCLOSED REAR GARDEN | OFF-ROAD PARKING | GAS CENTRAL HEATING | COUNCIL TAX BAND B | VIEWING HIGHLY RECOMMENDED

Situated in the popular residential area of Callands, this well-presented two-bedroom mid-terrace home offers bright and comfortable accommodation, making it an excellent choice for professionals, couples or small families.

The accommodation briefly comprises a spacious living room, providing a welcoming space to relax or entertain, together with a modern kitchen/diner offering ample storage, worktop space and room for everyday dining, with direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, served by a contemporary family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden, providing a private outdoor space to enjoy throughout the year.

EXTERNAL



The enclosed rear garden is mainly laid to lawn with fenced boundaries, providing a private outdoor space ideal for relaxing, entertaining or enjoying the warmer months.

LIVING ROOM



A bright and spacious reception room offering plenty of space for both living and dining furniture. The staircase to the first floor is positioned within the room, creating an open and practical layout ideal for modern living.

KITCHEN/DINER



Fitted with 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, while a door provides direct access to the rear garden.

BEDROOM 1



A generous double bedroom overlooking the front of the property, offering ample space for wardrobes and additional bedroom furniture.

BEDROOM 2

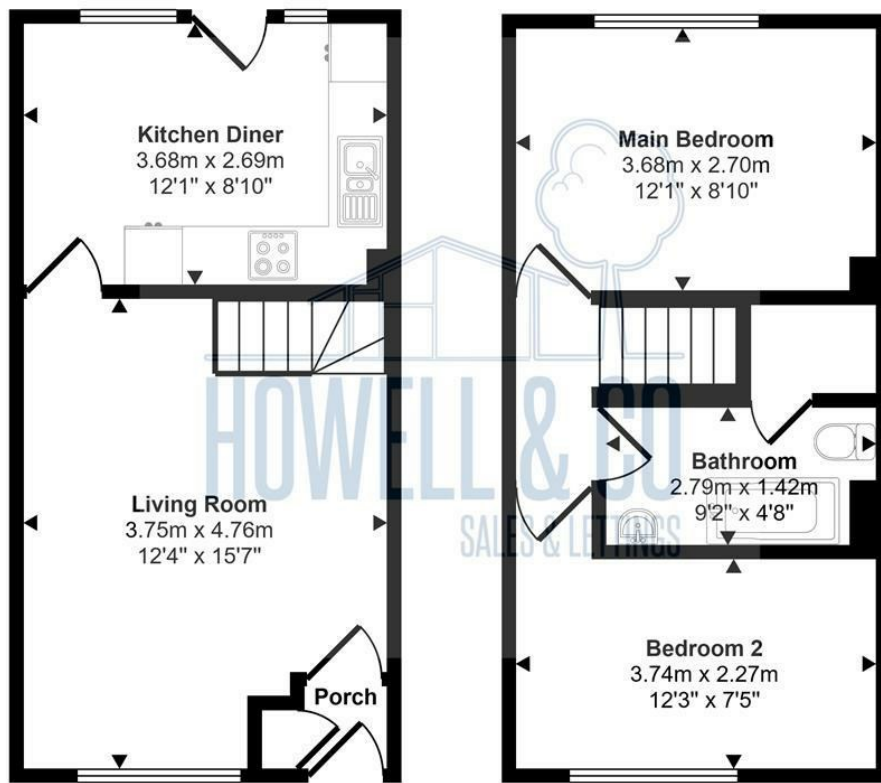
A well-proportioned second bedroom overlooking the rear aspect, perfectly suited as a guest room, child's bedroom or home office.

BATHROOM

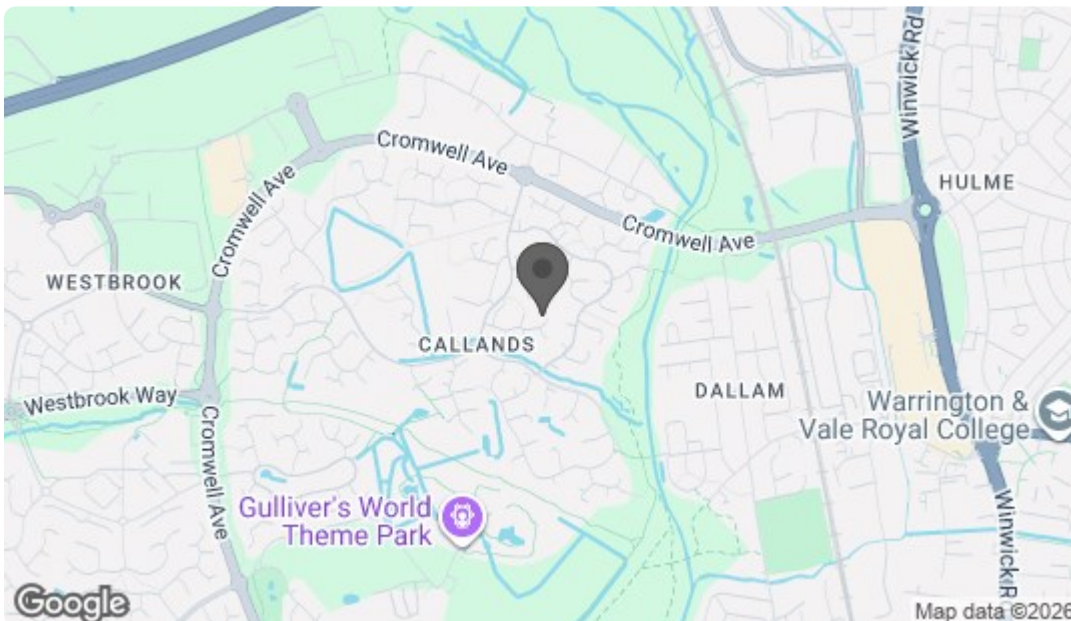


A modern three-piece suite comprising a panelled bath with shower over, low-level W.C. and wash hand basin, finished with contemporary tiling.

Approx Gross Internal Area
57 sq m / 613 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		