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33 Springfield Avenue, Warrington, WA4 2NW

£1,800 PCM

SEMI DETACHED PROPERTY, THREE BEDROOMS, LARGE KITCHEN AREA, OFFICE AND LIVING ROOM, DRIVEWAY PARKING, LARGE PRIVATE GARDEN, TWO AND A HALF BATHROOMS.

Howell and Co. are thrilled to introduce this impressive three bedroom semi detached property, located on Springfield Avenue in Grappenhall, just a short walk away from local amenities in both Grappenhall and Latchford Villages.

Presented to a high standard throughout the accommodation briefly comprises; entrance hallway with stairs leading up, a gorgeous living room with stunning feature fireplace, modern open plan kitchen with bifold doors, rear room leading to the bar/hallway, ground floor w.c and office room with bifold doors. To the first floor are two great sized bedrooms, with wardrobes, a family bathroom featuring shower over bath, and master bedroom with an ensuite and Juliet balcony.

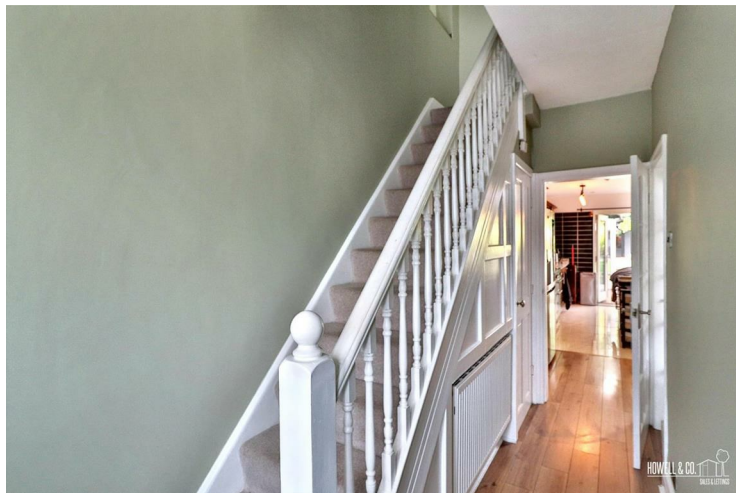
Benefiting from uPVC double glazing and Gas central heating throughout, the property also has driveway parking suitable for two cars, and an enclosed garden to the rear providing private outside space, perfect for summer days. This beautiful property is available from the 7th of July and early viewing is highly recommended to avoid disappointment.

EXTERNAL



Externally, this property has off road driveway parking, suitable for a two of cars, door access to the mud room and a large rear enclosed garden with two storage sheds and an additional sun room.

ENTRANCE HALL



With stairs leading to the first floor accommodation and access to the kitchen and living room.

KITCHEN DINER



Modern kitchen diner, with a range of wall and base shaker style units. Incorporating sink with mixer tap, range cooker and gas hob with extractor over, and free standing fridge freezer. Complete with part tiled walls and wooden double glazed bifold doors to the rear elevation and a window into the side hallway/bar area.

LIVING ROOM



Living room with beautiful feature fireplace, complete with grey carpeted flooring, and a Upvc double glazed bay window to the front elevation.

MUD ROOM



Double door access, leading to the side hallway/bar area.

W.C

Complete with low level w.c, stone hand wash basin, velux window.

SIDE HALLWAY/BAR



Leading to the office, from the mud room. With three skylight windows and one into the kitchen

the sink in this room will be removed before a tenant moves in

OFFICE



Office space with wooden windows and bifold doors to the rear garden.

LANDING

Access to all three bedrooms and the family bathroom.

BEDROOM 1



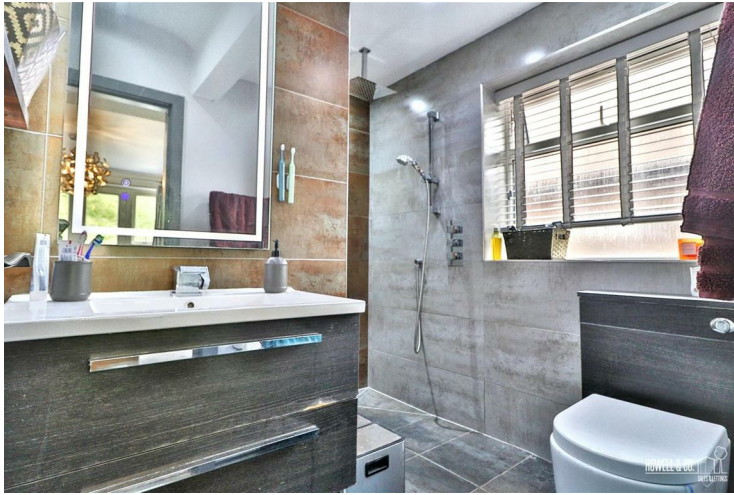
With wooden french doors to a Juliet balcony and access to the ensuite.

BEDROOM 3



Bedroom complete with a uPVC double glazed window to the rear elevation, free standing wardrobes.

ENSUITE



Three piece suite, incorporating a low level w.c, pedestal hand wash basin and walk in shower with rainfall shower head, complete with a uPVC double glazed window to the side elevation

BATHROOM



Fitted with a three piece bath.w.c suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over bath, part tiled walls, uPVC double glazed window to the front elevation.

BEDROOM 2



Bedroom complete with a uPVC double glazed window to the front elevation.
Free standing wardrobes

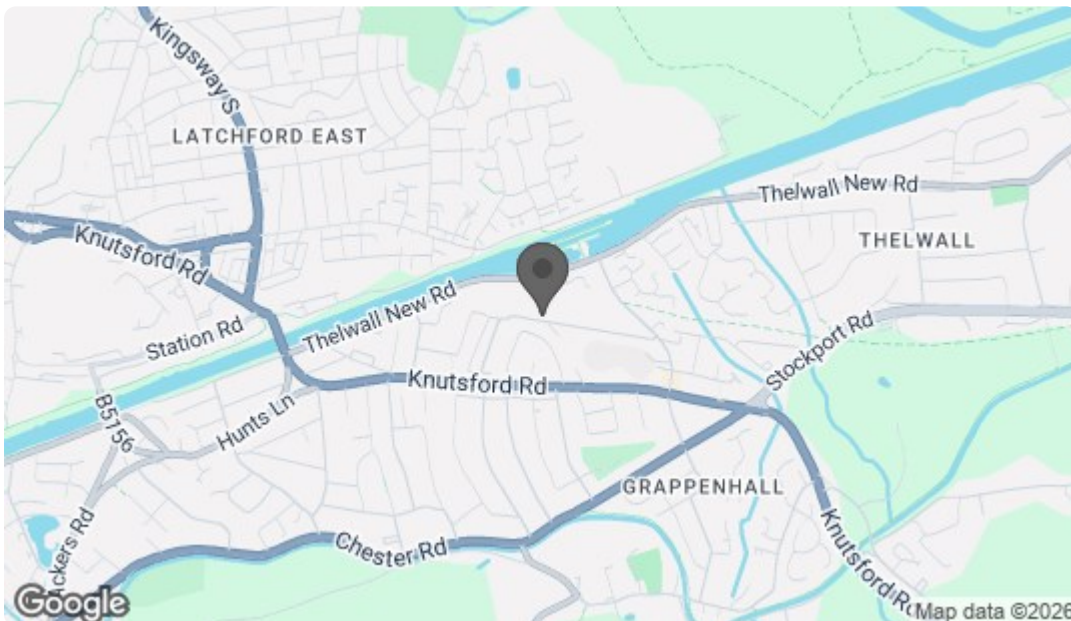
Approx Gross Internal Area
123 sq m / 1319 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft

First Floor
Approx 48 sq m / 521 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	