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23 Ballantyne Place, Winwick, WA2 8HD

£1,050 PCM

FIRST FLOOR APARTMENT, TWO BEDROOMS, FULLY FURNISHED, COMMUNAL GARDENS, OPEN PLAN CONCEPT, OFF ROAD PARKING, AVAILABLE FROM 6TH JULY.

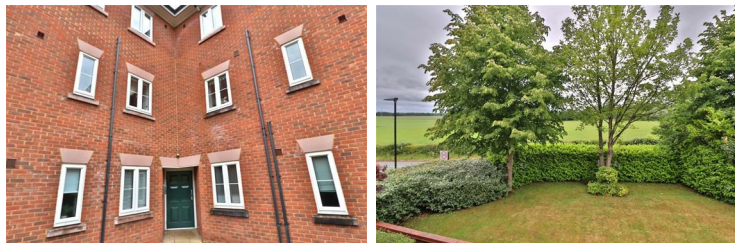
Howell and Co. are thrilled to offer to the rental market, this stunning two bedroom apartment on Ballantyne Place.

The fully furnished accommodation briefly comprises: living room open plan to kitchen with integrated appliances, double bedroom with en-suite access, second bedroom with single bed, and bathroom.

Benefitting from Upvc double glazing and gas central heating, this property also has off road parking and beautiful communal gardens.

The accommodation occupies a desirable location close to local amenities and bus routes to town centre, where Warrington's two major railway stations can be found, Bank Quay Station and Central Station. The property is also a short drive from access to both the M6 and M62 motorways, which allow for easy commuting.

EXTERNAL



Externally this property has off road parking and communal gardens.

KITCHEN



Modern kitchen with a range of wall and base units. Incorporating electric oven and gas hob with extractor over, stainless steel sink with mixer tap, and integrated washing machine, fridge freezer, and dishwasher. Complete with part tiled walls and tiled flooring, Upvc double glazed window to the side elevation and inset spot lighting.

LIVING ROOM



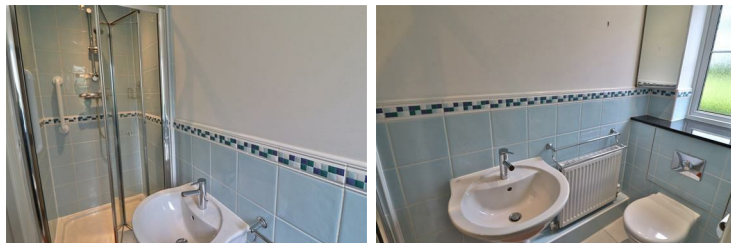
Open plan to the kitchen, including corner sofa and arm chair, coffee table, television console, television, rug and soft furnishings. Complete with light green carpeted flooring, Juliet balcony, storage cupboard with boiler and pendant lighting.

BEDROOM ONE



Good sized bedroom with double bed frame and mattress, two bedside tables, chest of drawers, two lamps, and built in wardrobe. Complete with en-suite access, Upvc Juliet balcony, light green carpeted flooring, pendant lighting and soft furnishings.

EN-SUITE



Three piece suite, comprising low level w.c, pedestal hand wash basin, and shower enclosure with folding door. Complete with part tiled walls, tiled floors, wall mounted storage mirror and Upvc double glazed window to the side elevation.

BEDROOM TWO

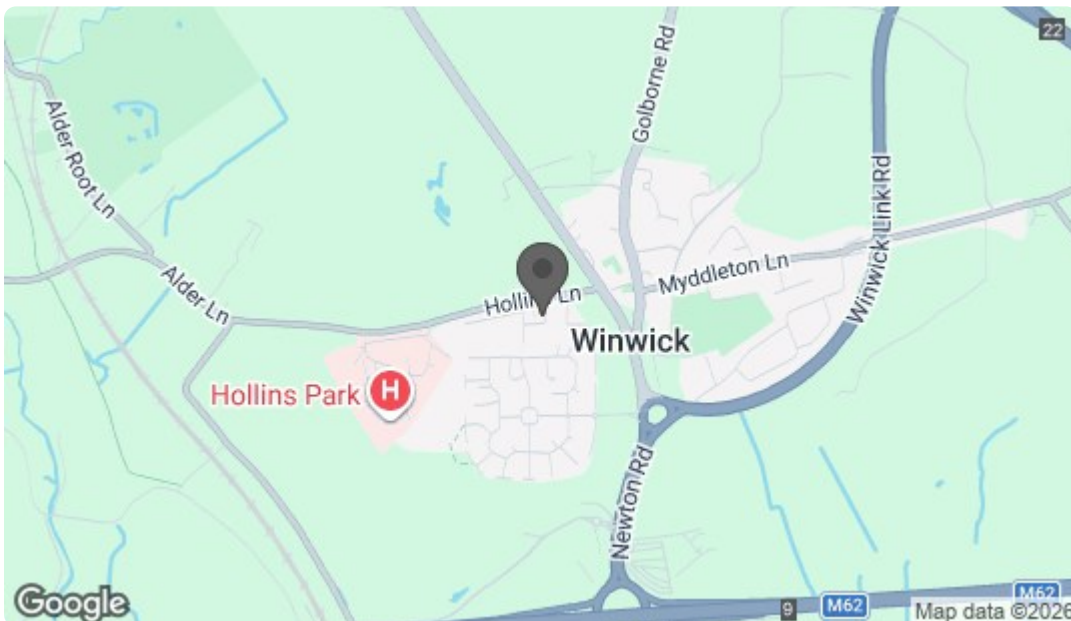


Good sized bedroom with single bed frame and mattress, tall boy, chest of drawers, and built in wardrobe. Complete with Upvc double glazed window to the side elevation, light green carpeted flooring, pendant lighting and soft furnishings.

BATHROOM



Three piece suite, comprising low level w.c, pedestal hand wash basin, and panelled bath with shower over and glass door. Complete with part tiled walls, tiled floors, and Upvc double glazed window to the side elevation.



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		
	78	
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