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121 Wilderspool Causeway, Warrington, WA4 6PX

£750 PCM

TWO BEDROOM APARTMENT, FIRST FLOOR, GREAT LOCATION, VIEWING HIGHLY RECOMMENDED.

Howell and Co are thrilled to offer to the rental market, this beautiful two bedroom first floor apartment located on Wilderspool Causeway, just a short distance from local amenities.

This property briefly comprises: fully fitted modern kitchen, living room with four uPVC double glazed windows, a great sized master bedroom, a further second bedroom and a great sized bathroom with three piece suite.

Benefiting from uPVC double glazed windows and gas central heating throughout, the accommodation is available now, and early viewing is advised to avoid disappointment!

Occupying a desirable location on Wilderspool Causeway, this accommodation is a short distance away from Warrington Town Centre and its array amenities including shops, clubs, bars and restaurants. This therefore means that the property is conveniently just a 1.5 mile radius from both of Warrington's main railway stations, Central Station and Bank Quay Station, both located in the town centre. The area benefits from being close to local motorway systems, the M6 and M56, which allow for easy commuting from Liverpool, Manchester, etc, to up and down the country.

EXTRNAL



Externally this property is accessed from the street. On street parking.

ENTRANCE HALL



With carpeted flooring, accessed from a communal entrance. Stairs leading up.

LIVING ROOM



Large living space with four uPVC double glazed windows to the front elevation with fitted blinds. Carpeted flooring.

KITCHEN



Modern kitchen, with a range of wall, base units. Incorporating sink with mixer tap, integrated oven and electric hob with extractor over, plumbing for a washing machine. Complete with part tiled walls and a uPVC double glazed window to the side elevation.

BEDROOM 1



With a Upvc double glazed window to the rear elevation. Carpeted flooring.

BEDROOM 2



With a Upvc double glazed window to the rear elevation. Carpeted flooring.

BATHROOM

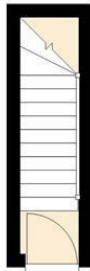


Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, part tiled walls, extractor unit and a window to the side elevation.

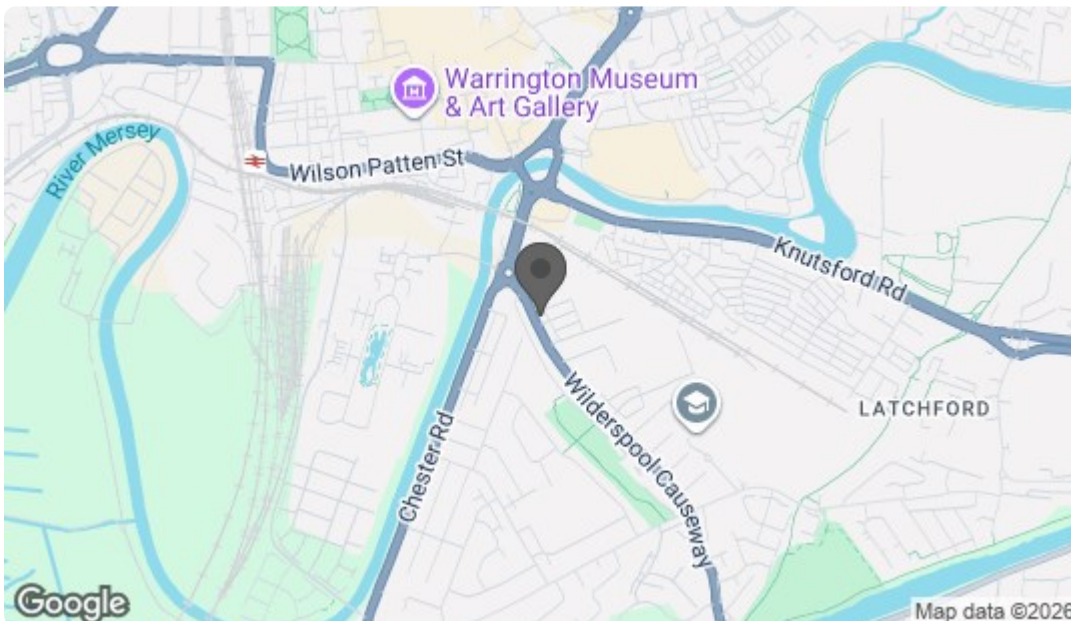
Apartment
Approx. 61.3 sq. metres (660.0 sq. feet)



Flat Entrance
Approx. 3.2 sq. metres (34.4 sq. feet)



Total area: approx. 64.5 sq. metres (694.4 sq. feet)



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	