

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 23 Windsor Drive, Warrington, WA4 2NU

**£1,350 Per Month**

SEMI DETACHED HOUSE, THREE BEDROOMS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, DRIVEWAY PARKING, FRONT AND REAR GARDENS, AVAILABLE 1ST MARCH, PETS CONSIDERED.

Howell & Co. are delighted to introduce new to the lettings market this three bedroom semi-detached property in Grappenhall, one of south Warrington's most desirable residential areas.

Finished to a high standard with tasteful interior decor throughout. The accommodation briefly comprises; Spacious lounge, fully fitted dining / kitchen with built in oven and hob. To the first floor are 2 generous double bedrooms and a further smaller double bedroom and a modern family bathroom complete with a shower over the bath.

The property has the benefit of off road parking, UPVC double glazing and gas central heating throughout.

A lovely feature of this house is the rear garden, large and laid mainly to lawn it also has an attractive paved area. To the front there is a driveway.

Occupying a prime position close to all local amenities and just a short drive from access to both the M6 and M56 motorways the property would make a perfect family home. Available for occupation immediately, early viewing is highly recommended.

**ENTRANCE HALLWAY**

**CLOAKROOM/W.C**

**FAMILY LOUNGE**



**BEDROOM TWO**



**BEDROOMS THREE**

**BATHROOM/W.C**



**DINING KITCHEN**



**FIRST FLOOR LANDING**

**BEDROOM ONE**



**OUTSIDE**



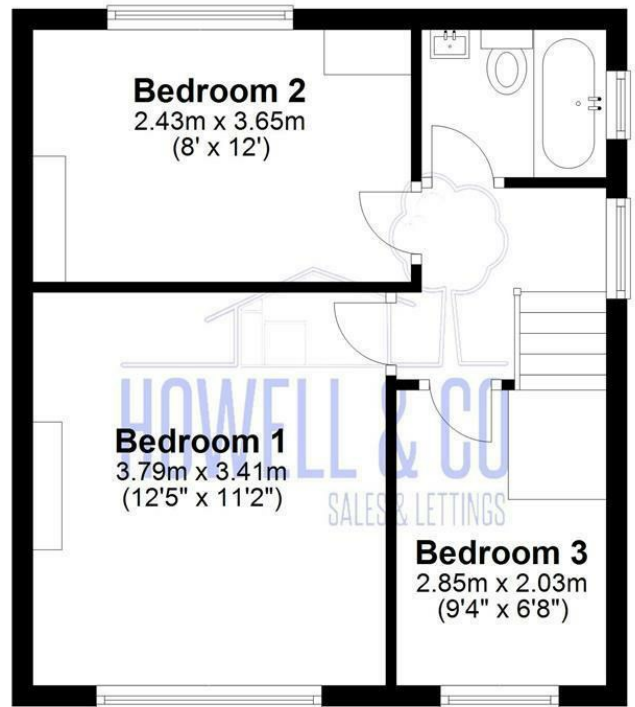
## Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)

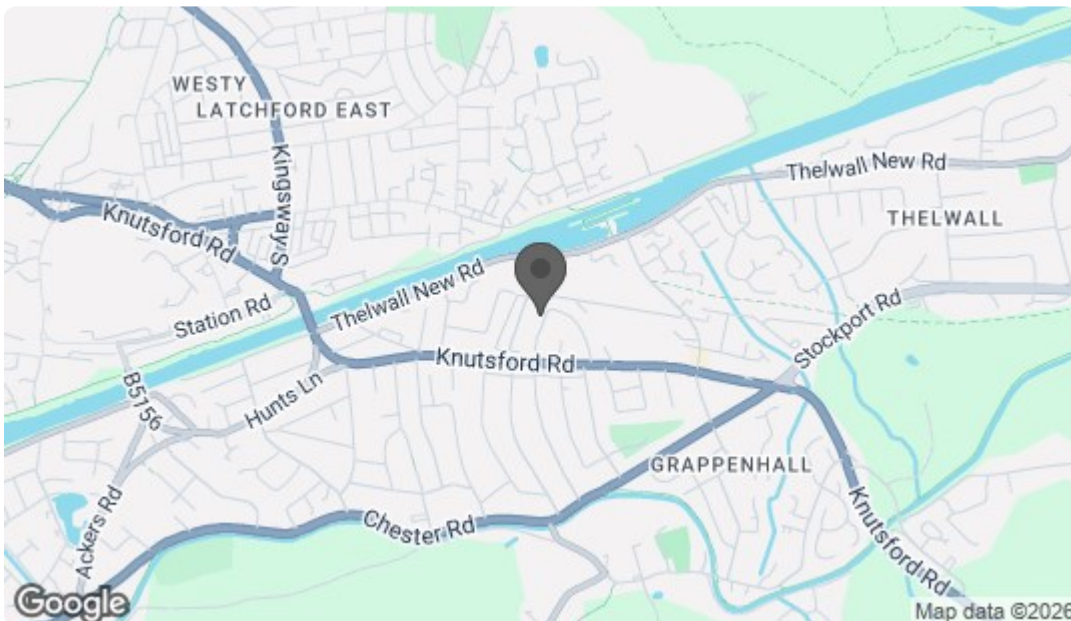


## First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	