

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



59 Pelham Road, Warrington, WA4 2HA

£1,300 PCM

THREE BEDROOM SEMI-DETACHED FAMILY HOME | MULTIPLE RECEPTION ROOMS | SPACIOUS LIVING ROOM | SEPARATE SNUG/DINING ROOM | CONSERVATORY | AMPLE DRIVEWAY PARKING | GARAGE | THREE BEDROOMS | POPULAR THELWALL LOCATION | COUNCIL TAX BAND C

Offering generous and versatile accommodation throughout, this three-bedroom semi-detached property makes an ideal family home and is situated in the highly sought-after area of Thelwall.

The ground floor provides an excellent amount of living space, beginning with a spacious main living room alongside a separate snug/dining room, giving families the flexibility to create distinct areas for relaxing, dining, entertaining or working from home. To the rear, the conservatory provides an additional reception space and enjoys an outlook over the garden.

The kitchen offers a good range of fitted units and workspace, while the property's flexible ground-floor layout provides plenty of scope for family life.

To the first floor are three bedrooms, including a well-proportioned main bedroom, together with the family bathroom.

EXTERNAL



To the front, the property benefits from an extensive driveway providing ample off-road parking, continuing down the side of the property and providing access to the garage. To the rear is an enclosed garden offering a generous outdoor space.

HALLWAY



Providing access to the ground-floor accommodation with stairs rising to the first floor.

LIVING ROOM



A generously proportioned main reception room positioned to the front of the property, featuring a large window allowing plenty of natural light into the space. Offering ample room for a range of living room furniture and providing an excellent main family living area.

KITCHEN



A fitted kitchen offering a comprehensive range of wall and base units with complementary work surfaces and space for appliances. Windows provide plenty of natural light, with access through to the adjoining ground-floor accommodation.

SNUG/DINING ROOM



A fantastic additional reception room offering excellent flexibility for family living. Ideally suited for use as a formal dining room, second sitting room or snug, with doors opening directly into the conservatory.

CONSERVATORY



A bright additional reception space overlooking the rear garden, with glazing to three sides and doors providing direct access outside. An ideal extension of the home's living accommodation and a lovely space for relaxing or entertaining.

GARAGE

A substantial detached garage positioned to the rear of the property and accessed via the driveway, providing excellent additional storage or secure parking.

LANDING



Providing access to all three bedrooms and the family bathroom, with a window allowing natural light onto the landing.

BEDROOM 1



A well-proportioned double bedroom positioned to the front of the property, benefiting from fitted wardrobes providing useful storage while still offering ample space for additional bedroom furniture.

BEDROOM 2



A further well-proportioned bedroom featuring an extensive range of fitted wardrobes and windows providing plenty of natural light.

BEDROOM 3



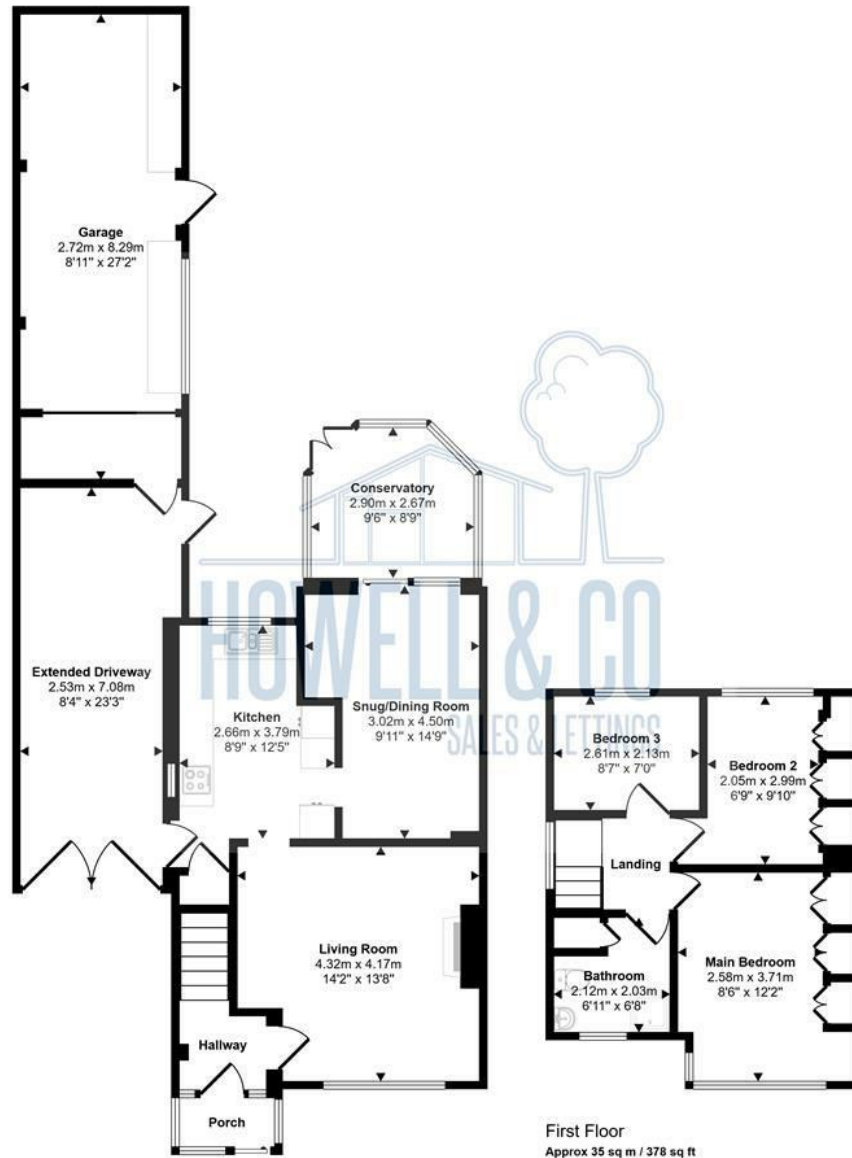
A versatile third bedroom suitable for use as a child's bedroom, nursery or home office.

BATHROOM



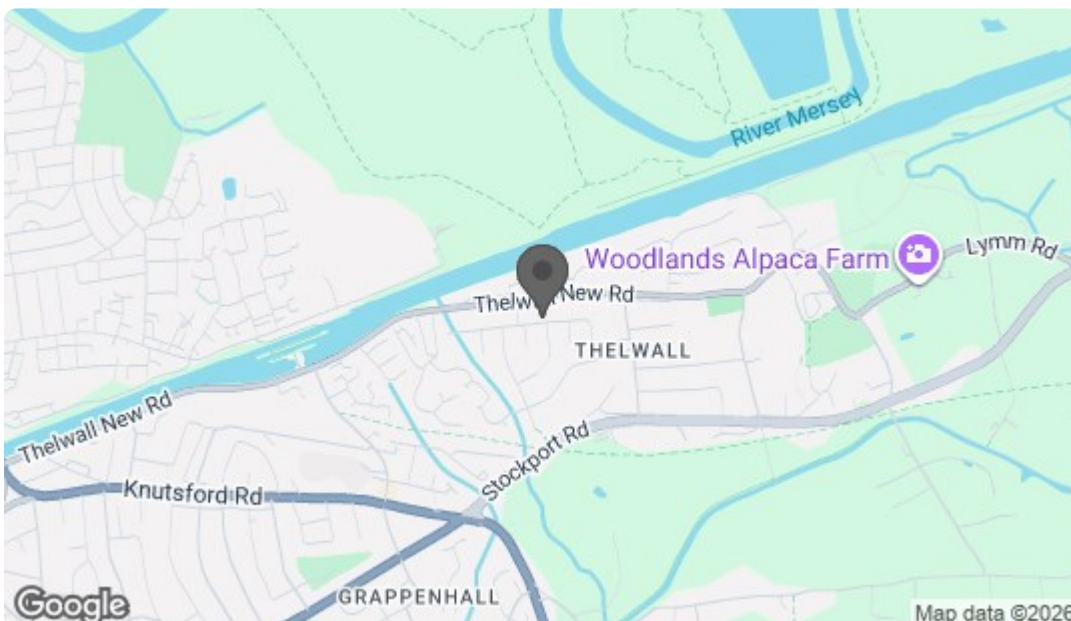
The family bathroom comprises a shower enclosure, wash hand basin and W.C., complemented by tiled walls and a window providing natural light and ventilation.

Approx Gross Internal Area
133 sq m / 1429 sq ft



Ground Floor
Approx 98 sq m / 1051 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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		